



Tender No. RFR/BE/PSP/2026
 ESTABLISHMENT OF A PANEL OF BUILT ENVIRONMENT PROFESSIONAL
 SERVICE PROVIDERS FOR A PERIOD OF FIVE YEARS

Date: 29 April 2026

Enquiries: David Nyaku

Email: iddprocurement@dbsa.org

Tender Number: RFR/BE/PSP/2026

Tender Description:
 ESTABLISHMENT OF A PANEL OF BUILT ENVIRONMENT PROFESSIONAL SERVICE
 PROVIDERS FOR A PERIOD OF FIVE YEARS

ADDENDUM NO. 06

**AMENDMENT TO THE TENDER DOCUMENT:
 THESE CLARIFICATIONS MUST BE READ TO FORM PART OF THE TENDER.**

1. General Statement of the Intent

- a. Bidders are advised to check their emails for the submission links, any bidder who registered on the registration platform but has not received the link as yet will receive the link by latest 04th May 2026.

2. General Statement of the Intent

- a. Due to the significant volume of requests received for submission links, and the delay in the issuing of clarification responses, the DBSA has resolved to extend the tender closing date as follows:

Revised Closing Date: **08 May 2026**

Closing Time: **23:55 (CAT)**

Submission Method: **Via OneDrive link (as communicated to registered bidders)**

3. Clarifications

- a. The table provided on the next page (the numbering below is a continuation from the previous Addenda), provides a detailed response to the points of enquiry received from tenderers. All queries received before the cut off date as per the Tender document have now been addressed- No further questions may be submitted. Bidders are encouraged to regularly check the below platforms to ensure they are in possession of the latest tender information.
- b. Bidders are requested to monitor the following platforms for the official queries response document: DBSA Website: www.dbsa.org / eTender Portal: www.etenders.gov.za

Signed:

DocuSigned by:

David Nyaku

David Nyaku

Procurement Specialist

Supply Chain Management



D Makhura (Board Chairman),
 P Nqeto (Board Deputy Chairman)

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

*Executive
 Bathobile Sowazi (Company Secretary)

1258 Lever Rd,
 Headway Hill,
 Midrand,
 1685

011 313 3911
 011 313 3500

www.dbsa.org



Tender No. RFR/BE/PSP/2026
ESTABLISHMENT OF A PANEL OF BUILT ENVIRONMENT PROFESSIONAL
SERVICE PROVIDERS FOR A PERIOD OF FIVE YEARS

ACKNOWLEDGEMENT OF RECEIPT OF: Tender Number: RFR/BE/PSP/2026

**AMENDMENT TO THE TENDER DOCUMENT:
THESE CLARIFICATIONS MUST BE READ TO FORM PART OF TENDER NO.**

I (**Name**)..... hereby acknowledge the existence of
addendum **No 06** on behalf of (**Company Name**)

.....

Signature.

Date



D Makhura (Board Chairman),
P Nqeto (Board Deputy Chairman)

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

*Executive
Bathobile Sowazi (Company Secretary)

1258 Lever Rd,
Headway Hill,
Midrand,
1685

011 313 3911
011 313 3500

www.dbsa.org



**Tender No. RFR/BE/PSP/2026
ESTABLISHMENT OF A PANEL OF BUILT ENVIRONMENT PROFESSIONAL
SERVICE PROVIDERS FOR A PERIOD OF FIVE YEARS**

<p>111</p> <p>1. The “Request for Tender Submission” link provided in the document does not appear to be functional. Based on the briefing session today kindly share the corrected submission link.</p> <p>2. With reference to point 4.4, please confirm, as indicated during the briefing session, whether a single discipline (e.g. Town Planner) may submit a tender independently, or if a multi-disciplinary team is required?</p> <p>3. If single discipline may submit:</p> <p>3.1. Should the submission only demonstrate that the single entity has previously been part of a multi-disciplinary team.</p> <p>4. If multi-disciplinary team is required:</p> <p>4.1. Should all disciplines listed under point 4.4 form part of the team?</p> <p>4.2. With reference to the restriction that Joint Ventures/Consortiums are not eligible unless incorporated into a legal entity, kindly clarify how a multi-disciplinary team should be structured. Specifically, should one entity (e.g. an Engineering or Architectural firm) submit as the main contracting party, with the remaining disciplines included as sub-consultants or professional team members?</p> <p>5. Under Responsive Evaluation (B5), it is noted that professional registration is required with SACAP, ECSA, SACQSP, or SACPCMP. As SACPLAN registration is not listed, kindly confirm if this will affect the eligibility of a Town Planner led submission.</p> <p>6. Under Functionality Evaluation (i), multi-disciplinary teams are defined without inclusion of Town Planning services. Furthermore, Town Planning projects typically do not include Practical/Final Completion Certificates and are generally of lower construction value. Please advise how Town Planning experience should be presented and evaluated in this context. Also, please confirm if the total expected construction cost of the project may be used although Town Planning Services was limited to a lower amount.</p> <p>7. Under Functionality Evaluation (iii), please provide the DBSA reference letter format to be used?</p> <p>8. Under Functionality Evaluation (iv), Health, Safety, and Risk Management requirements are noted. As these are not typically applicable to Town Planning services, kindly advise how this criterion should be addressed instead.</p> <p>9. Under Functionality Evaluation (v), please confirm if paid invoices for software licences will be accepted as proof of authorised software usage.</p>	<p>1. Provided as per previous Addenda.</p> <p>2. Refer to the response under item #103.</p> <p>3.n/a</p> <p>3.1. Part of delivering a multi-disciplinary infrastructure project.</p> <p>4. n/a</p> <p>4.1. Refer to the response under item #103.</p> <p>4.2. Correct, although the evidene of subbies will not be required, since evaluation is not based on that.</p> <p>5. This panel aims to appoint firms in relation to the set criteria and requirements. Therefore this tender is not aimed at entities that do not fall within such requirements.</p> <p>6. Refer to the response as per above #5.</p> <p>7. Provided as per previous Addenda.</p> <p>8. Refer to the response as per above #5.</p> <p>9. Yes it will.</p>
--	--



D Makhura (Board Chairman),
P Nqeto (Board Deputy Chairman)

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

*Executive
Bathobile Sowazi (Company Secretary)

1258 Lever Rd,
Headway Hill,
Midrand,
1685

011 313 3911
011 313 3500

www.dbsa.org



**Tender No. RFR/BE/PSP/2026
ESTABLISHMENT OF A PANEL OF BUILT ENVIRONMENT PROFESSIONAL
SERVICE PROVIDERS FOR A PERIOD OF FIVE YEARS**

<p>112 (i) Relevant Experience Should the names of the various PSP's be indicated on the Completion Certificates, As the supplementary document, could we use a copy of the relevant section in the Contract Data section of a signed JBCC, etc contract – full information on each member of the PSP team is shown in this section of the contract. (the contract would be signed by the client and the contractor)</p> <p>(iv) Compliance, Health & Safety and Risk Management Environmental Compliance (NEMA/EMPr) – NEMA is not a requirement for our profession – we therefore would not have any compliance in this regard – would we be penalised for not providing a NEMA certification? We have an Environmental policy – would that be sufficient to provide the policy?</p>	<p>(i) Refer to Addendum 01.</p> <p>(iv) Refer to Addendum #5 for amended allowance.</p>
<p>113 1. Multidisciplinary Disciplines With reference to the multidisciplinary requirements, kindly confirm whether it is allowed for our Company to submit a bid for Town Planning and Project Management services only, or if it is mandatory to cover all listed disciplines.</p> <p>2. Stage 1: Responsiveness Evaluation (Table B, Item 5) The tender requires that at least one Executive Director or Active/Managing Partner be professionally registered with a Council under the Built Environment (CBE) Act (e.g. SACAP, ECSA, SACQSP, SACPCMP). As a Town Planning firm, kindly advise whether registration with SACPLAN would be considered acceptable for this requirement.</p> <p>3. Stage 2: Functionality – Completion Certificates The tender requires submission of Practical Completion Certificates / Final Completion Certificates / Works Completion Certificates for each reference project. Kindly note that within the town planning profession, such certificates are not typically issued. In this regard, please confirm whether we may submit approval letters or completion letters as alternative proof of project completion.</p>	<p>1. Refer to the answer under question #103.</p> <p>2. Refer to the answer under question #111.5 above.</p> <p>3. Considering the answer to question #103, this panel does not aim to appoint specific disciplines or categories, but a service provider who has experience in multi-discipline projects, either in its own capacity, or as a JV/ Consortium/ Partnership in previous projects - but must be able to evidence this with the information required in the tender.</p>
<p>114 Our PI provider, Lockton, is a global insurer with a group policy not registered with the South African Financial Sector Conduct Authority (FSCA).</p> <p>Q4: Will DBSA accept PI cover issued through an international insurer not registered with FSCA, provided that the policy meets the minimum R5 million requirement and is valid?</p>	<p>It is required for Stage 1 Responsiveness Criteria to be met as stipulated; thus, the insurer must be registered with the FSCA.</p>



D Makhura (Board Chairman),
P Nqeto (Board Deputy Chairman)

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

*Executive
Bathobile Sowazi (Company Secretary)

1258 Lever Rd,
Headway Hill,
Midrand,
1685

011 313 3911
011 313 3500

www.dbsa.org



Tender No. RFR/BE/PSP/2026
ESTABLISHMENT OF A PANEL OF BUILT ENVIRONMENT PROFESSIONAL
SERVICE PROVIDERS FOR A PERIOD OF FIVE YEARS

115	<p>Our PI provider, Lockton, is a global insurer with a group policy not registered with the South African Financial Sector Conduct Authority (FSCA).</p> <p>Q5: If FSCA registration is strictly required, would DBSA consider a waiver or acceptance of group policies where the global insurer is not listed on FSCA but remains compliant in all functional respects?</p> <p>We note this is a Stage 1 pre-qualifier, and failing it disqualifies bidders from Stage 2 & 3.</p>	Refer to the answer under question #114.
116	<p>The RFR requires at least one Executive Director or Active Managing Partner to hold a valid built-environment professional registration (PrCPM, Pr.QS, PrEng, PrArch).</p> <p>Q6: Must the professionally registered individual hold the legal title of Executive Director, or will DBSA accept a senior, professionally registered individual who is part of the leadership team but not formally designated as an Executive Director?</p> <p>This requirement appears absolute and could prevent progression beyond Stage 1, hence the need for clarity.</p>	<p>Refer to the answer under question #18, which stipulated that:</p> <p>The DBSA retains its condition requirement as per tender, with no acceptance of alternative structures.</p>
117	<p>The RFR requires at least one Executive Director or Active Managing Partner to hold a valid built-environment professional registration (PrCPM, Pr.QS, PrEng, PrArch).</p> <p>Q7: Would DBSA accept a registered professional who fulfils a strategic leadership role, even if not a statutory director as per CIPC?</p> <p>This requirement appears absolute and could prevent progression beyond Stage 1, hence the need for clarity.</p>	<p>Refer to the answer under question #18, which stipulated that:</p> <p>The DBSA retains its condition requirement as per tender, with no acceptance of alternative structures.</p>
118	<p>The RFR requires Practical Completion, Works Completion, or Final Completion Certificates for each project.</p> <p>Q13: Where employers do not issue formal completion certificates (e.g., certain private sector clients), will a completion confirmation letter on client letterhead be accepted?</p>	Refer to amended wording as per Addendum 01.



D Makhura (Board Chairman),
P Nqeto (Board Deputy Chairman)

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

*Executive
Bathobile Sowazi (Company Secretary)

1258 Lever Rd,
Headway Hill,
Midrand,
1685

011 313 3911
011 313 3500

www.dbsa.org



**Tender No. RFR/BE/PSP/2026
ESTABLISHMENT OF A PANEL OF BUILT ENVIRONMENT PROFESSIONAL
SERVICE PROVIDERS FOR A PERIOD OF FIVE YEARS**

119	<p>The RFR requires Practical Completion, Works Completion, or Final Completion Certificates for each project</p> <p>Q14: If a project reached substantial completion but the employer has not yet issued the final certificate, may the bidder submit substantial completion documentation and a signed supplementary note?</p>	<p>Tender stipulates the following:</p> <p>Tenderer to submit evidence where Tenderer was appointed for Multi-Disciplinary Infrastructure projects completed within the last 10 years</p>
120	<p>Q19: How should the bidder demonstrate authorization for open-source tools (e.g., BlenderBIM, LibreCAD) where no provider authorization exists</p>	<p>It is important to note that software platforms listed in the tender document are the same as the ones used by the DBSA, therefore, compatibility without any limitations will be critical to ascertain. However, as above, the bidder may indicate thus in their narrative document, specifically and explicitly listing the software in question for verification during evaluation and provide proof therein of usage of such software, files developed, etc.</p>
121	<p>5. Relevant experience requirements for specialist disciplines Under Functionality, the RFR requires evidence of successfully completed multi-disciplinary infrastructure projects, defined as including at least three of Construction Project Management, Quantity Surveying, Engineering, and Architecture.</p> <p>It was further clarified that in order to demonstrate project values, appointment letters need to be included. However, the consultant appointment letter will indicate professional fees and not construction value, and the consultants are not always privy to the contractor appointment letters. As such, will a final BoQ or close-out report suffice as sufficient evidence for construction value?</p>	<p>Refer to amended wording as per Addendum 01.</p>
122	<p>6. Digital capability and SOP requirements Under Tools, Systems & Organisational Capacity, the RFR requires submission of a narrative document covering software platforms, document control, collaboration platforms, internal peer review systems, digital workflows, SOPs, and the ability to manage multiple concurrent projects. It also requires proof of software authorisation for all software referenced in the submission.</p> <p>Please confirm whether DBSA will accept:</p> <ul style="list-style-type: none"> • a single integrated Digital Delivery SOP/workflow demonstrating company-wide digital capability across disciplines, or • whether DBSA expects discipline-specific SOPs where multiple disciplines are being tendered for. 	<p>A single integrated Digital Delivery SOP/workflow is requested - considering that the tender does not seek to assess the various disciplines, but evidence of management/ participation of/in multi disciplinary infrastructure projects.</p>



D Makhura (Board Chairman),
P Nqeto (Board Deputy Chairman)

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

*Executive
Bathobile Sowazi (Company Secretary)

1258 Lever Rd,
Headway Hill,
Midrand,
1685

011 313 3911
011 313 3500

www.dbsa.org



Tender No. RFR/BE/PSP/2026
ESTABLISHMENT OF A PANEL OF BUILT ENVIRONMENT PROFESSIONAL
SERVICE PROVIDERS FOR A PERIOD OF FIVE YEARS

	In addition, please clarify what form of software authorisation proof will be acceptable (for example license certificates, renewal confirmations, subscription invoices, or software provider authorization letters).	
123	d. If the company specializes in QS and PM, would it suffice to submit an appointment letter in which another company appointed them as a subconsultant, and the appointment letter for the contractor in the project?	d. This will be considered only if it supplements the documentation as stipulated in the tender document and must be submitted with the reference letter confirming that the subconsultant was involved until completion of the project and fulfilled all their obligations, on the letterhead of the company which made the appointment.
124	<p>Would appreciate your assistance in clarifying a point regarding the tender document. The document states that at least one Executive Director or Active/Managing Partner of the company must be professionally registered in the Built Environment as per the Council for Built Environment (CBE) Act, with a current and valid registration in one of the following categories:</p> <ul style="list-style-type: none"> • Architect (SACAP, Pr. Arch/Pr SArchT) • Engineering Disciplines (ECSA, Pr. Eng/Pr Tech Eng) • Quantity Surveyor (SACQSP, Pr. QS) • Construction Project Manager (SACPCMP, PrCPM) <p>Our query is as follows: if the Executive Director is professionally registered in the Civil/Structural Engineering category, would this registration allow the company to apply under all the other Built Environment disciplines listed above?</p>	<p>The tender does not require a tenderer to apply or submit based on the disciplines listed on tender pages 5-7.</p> <p>As per tender clause 4.4 , it stipulates that "for tenderers who are added to the panel, to be successful in its service delivery, the following may be applicable". the intention here is merely to highlight to prospective tenderers, the kind of discipline requirements that may be required via subsequent tenders post panel establishment.</p> <p>Tenderers who are successful in being added to the panel, will be required to provide services in various disciplines. It will be up to the tenderer to at that time, ensure such services are available whether through inhouse or outsourcing.</p>
125	<p>"At least one Executive Director or Active/Managing Partner of the company must be professionally registered in the Built Environment as per the Council for the Built Environment (CBE) Act."</p> <p>Please confirm whether this refers only to a Director officially registered with CIPC, or if it can also include an Executive Technical Director, Technical Director, or Chief Technical Officer who is formally appointed by a Board Resolution and responsible for technical governance and oversight.</p>	<p>Refer to the answer under question #18, which stipulated that:</p> <p>The DBSA retains its condition requirement as per tender, with no acceptance of alternative structures.</p>



D Makhura (Board Chairman),
P Nqeto (Board Deputy Chairman)

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

*Executive
Bathobile Sowazi (Company Secretary)

1258 Lever Rd,
Headway Hill,
Midrand,
1685

011 313 3911
011 313 3500

www.dbsa.org