

Query No.	Question / Item	Description	Response
Q001	Scope of works - Vol 3, cl 3.2.2 (Roof); Activity Schedule item 3	Roof works other than waterproofing — installation of safety rails, securing of the water tanks on the roof, supply and install hot-dip galvanised pipe holders and stands, replacement of water valves with copper, replacement of PVC pipes with copper, replacement of PVC downpipes with aluminium, and beautification / working-off of the Telkom and MTN tower entrances. Please confirm where these are to be priced and provide extents and specifications.	see addendum 2
Q002	Scope of works - Vol 3, cl 3.2.2 (Roof); Activity Schedule item 13.01	Please confirm whether the provisional sum of R1 000 000 for “repairs to roof ring beam and structural repairs” is intended to cover the concrete spalling, replacement of rusted steel plates and repair / replacement of the shifted concrete beam described in the scope, or whether these are to be separately priced.	All are included in the provisional sum
Q003	Scope of works - Vol 3, cl 3.2.2 (General)	Maintenance of expansion joints, stated to be applicable to all floors. Please confirm where this is to be priced and provide the extent (linear metres) and the required specification.	see addendum 2 (Contractor to attain quantities on site)
Q004	Scope of works - Vol 3, cl 3.2.2 (Third and Sixth floors)	ICT trunking to offices. Please confirm where this is to be priced and provide extents and specification, including whether cabling and terminations are included or trunking only.	see addendum 2, trunking only
Q005	Scope of works - Vol 3, cl 3.2.2 (Fourth floor)	Conference rooms — built-in conference table, carpet, electric skirting and air conditioning. Please confirm where this is to be priced and provide a room schedule and specification.	built-in conference table and carpets (see addendum), electric skirting and air conditioning (see services sections 10.1 and 10.3)
Q006	Scope of works - Scope of works - Vol 3, cl 3.2.2 (General)	Strong rooms — supply and install vinyl tiles and supply and install shelving. Please confirm where these are to be priced and provide areas and the shelving specification.	see floor finishes on 4.02 and 4.03 (vinyl), shelving (see addendum)
Q007	Scope of Work - Vol 3, cl 3.2.2 (General); Activity Schedule item 12	External works — pressure washing of external paving, reinstatement of paving where required, paint marking of parking bays, and supply and install carport shade net. Activity Schedule section 12 provides only for new entrance gates and stone bollards. Please confirm where these are to be priced and provide extents.	pressure washing of external paving, reinstatement of paving where required, paint marking of parking bays, and supply and install carport shade net - to be removed
Q008	Scope of works - Vol 3, cl 3.2.2 (General)	Connection of the diesel tank to the generator. Please confirm where this is to be priced and provide the scope, route, pipe specification and any statutory approvals required.	see addendum 2 (mechanical installation)
Q009	Scope of works - Vol 3, cl 3.2.2 (General)	Toilet backing. Please confirm what is intended by this item, the extent, and where it is to be priced.	see addendum 2 item 2.16
Q010	Scope of Work - Vol 3, cl 3.2.2 (General); Activity Schedule item 13.02	Supply and install building signage. The Activity Schedule provides a provisional sum of R20 000 for room signage only. Please confirm whether external and building signage is within the tendered scope and provide the extent and specification.	see Fire protection and detection provisional sum

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Q011	Scope of works - Vol 3, cl 3.2.2 (General); Activity Schedule item 12.02	Please confirm that "Allowance for pipe protection (stone balls)" is the same scope as Activity Schedule item 12.02, "Supply and install stone bollards, 15 No", and that no separate allowance is required.	Yes
Q012	Scope of works - Vol 3, cl 3.2.2 (General); Activity Schedule item 10.2	Please confirm that "Servicing of fire hose reels" is included within item 10.2, "Fire protection and detection rectifications, repairs and new installations (1 Item)", and provide the number and location of hose reels.	Servicing of fire hose reels" is included within item 10.2 - yes; provide the number and location of hose reels - Contractor to attain quantities on site
Q013	Scope of works - Vol 3, cl 3.2.2 (General); Activity Schedule item 10.3.6.1	Please confirm that "Allowance for replacement of cast iron pipes with PVC" is included within item 10.3.6.1, "Plumbing and drainage repairs and rectifications (1 Item)", and provide the extent of cast iron pipework to be replaced.	Yes, Contractor to investigate
Q014	Scope of works - Vol 3, cl 3.2.2 (Roof); Activity Schedule item 9.5	Please confirm whether "Supply and install missing inlet grates" to the roof is covered by item 9.5, "Supply and install non corrosive durable grating to floor drains, 8.5 m²", or is to be priced separately, and provide the number and sizes of grates required.	No, see item 3.05 in the addendum
Q015	Scope of works - Vol 3, cl 3.2.2 (General); Activity Schedule item 2.06 / 5.01	Breaking down and removal of partitioning is scheduled at 541.78 m² and new drywall partitioning at 213.43 m². Please confirm whether the partition layout is fixed by the issued floor plans or is to be developed by the Contractor as part of the design, and if the latter, on what basis the quantities were derived.	To be developed by the Contractor as part of the design
Q016	Services - Activity Schedule item 10.1; Vol 3 C3.4	Electrical installation — "Rectifications, repairs and new installations (1 Item)". Please provide the electrical services drawings, the existing installation condition report and Certificate of Compliance status, a schedule of distribution boards, the lighting and small power specification, and confirmation of the design intent (targeted rectification versus full rewire). Please also confirm the required lux levels and whether emergency lighting and standby power are within scope.	see addendum 2, Provisional Sums
Q017	Services - Activity Schedule item 10.2; Vol 3 C3.4	Fire protection and detection — "(1 Item)". Please provide the fire strategy or rational design report, the detection and suppression specification, and confirm whether the building is to be brought to full compliance with SANS 10139 and SANS 10400-T, and whether a Rational Design by a registered fire engineer is required as part of our design obligation.	see addendum 2, Provisional Sums

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Q018	Services - Activity Schedule item 10.3.1; Vol 3 cl 3.2.2 (Third floor)	HVAC and ventilation — “(1 Item)”. Please provide the mechanical drawings and equipment schedule, the condition of the existing air conditioning units, and clarify the scope of “Complete installation of existing airconditioners” on the third floor — in particular whether units are on site, their make, model and quantity, and who bears the risk of units found to be defective.	see addendum 2, Provisional Sums
Q019	Services - Activity Schedule item 10.3.6; Activity Schedule item 2.09	Wet services — “Plumbing and drainage repairs and rectifications (1 Item)”. Please provide the plumbing and drainage drawings, and define the extent of the “existing non compliant plumbing” to be disconnected and removed under item 2.09.	see addendum 2, Provisional Sums
Q020	Services - Activity Schedule items 10.3.2 – 10.3.5; item 13.05	Kitchens — please provide the kitchen equipment schedule distinguishing existing equipment to be installed from new equipment to be supplied; confirm the “Client to confirm requirements” note in the scope; provide cold room specifications, sizes and the condition of the seven units; and confirm whether the R300 000 provisional sum is the entire budget for new kitchen equipment.	see addendum 2, Provisional Sums
Q021	Services - Activity Schedule item 13.04	Lifts — please provide the make, model, age, last statutory inspection and service records and any condition report for the goods and passenger lifts, and confirm whether the R500 000 provisional sum is intended to return both lifts to full statutory compliance.	Provisional Sums
Q022	Services - Vol 3, C3.4 (Drawings); Pricing Instruction 4	Drawings — clause C3.4 states that prototype drawings “will be provided”, and Pricing Instruction 4 states the drawings used to set up the Pricing Schedule “are kept by the Project Manager and can be viewed at any time during office hours”. Only architectural floor plans and a roof plan have been issued. Please issue the structural, electrical, mechanical, fire and wet services drawings, existing as-built drawings, and any condition surveys relied upon in compiling the Activity Schedule.	These drawings are incomplete and the design team must develop all the services drawings complete and efficiently. The architectural floor plans provided should suffice for the stage.
Q023	Services - Vol 3, C3.1; OHS Act and Asbestos Regulations	Hazardous materials — given the age of the building and the extent of strip-out (7 065 m ² of floor finishes, 40 doors, 541.78 m ² of partitioning), please confirm whether an asbestos and hazardous materials survey has been carried out and, if so, provide a copy. Please confirm which party bears the cost and programme risk of removal and disposal should hazardous materials be encountered.	There's no asbestos and hazardous material assesment conducted. The floor finishes to be removed were recently installed. Disposal of all materials removed is at the cost of the contractor

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Q024	The "(compensation event)" annotations - Vol 3, C3.2 cl 3.2.2	Twenty-three items in the Overview of the works carry the parenthetical annotation "(compensation event)". Their treatment across the tender documents is inconsistent: some appear as priced items in the Activity Schedule (for example bullet-proof windows, built-in closets, cold rooms), some are covered by provisional sums (lift repairs, kitchen equipment), and several have no corresponding item at all (ICT trunking, the fourth-floor conference room fit-out, carport shade net, parking bay marking). Please confirm, for each annotated item, whether it is (a) included in the tendered price, (b) excluded from the tendered price and to be instructed after award as a compensation event, or (c) covered by a provisional sum. We ask that a consolidated schedule be issued by addendum listing each annotated item against its treatment, so that all tenderers price on the same basis.	See addendum 2
Q025	The "(compensation event)" annotations - Vol 3, C2.1 cl 60.4 – 60.7	Please confirm that clauses 60.4, 60.5, 60.6 and 60.7 as set out in the Pricing Assumptions apply to this contract notwithstanding that the main option is Option A with an Activity Schedule, and confirm the order of precedence between the Scope of Work (Volume 3, Part 3) and the Pricing Schedule where the two differ.	The Works Information takes precedence, nonetheless the two (Works Information and Pricing Schedule) must be read in conjunction
Q026	Activity Schedule, "SUMMARY" sheet	The grand total on the SUMMARY sheet is calculated as =SUM(F12:F38). That range begins at row 12 (Alterations) and therefore excludes row 10, Preliminaries. As issued, the "Total value of works carried to Combined Summary" omits the Preliminaries. Please reissue a corrected workbook, or confirm how Preliminaries are to be carried to the Combined Summary.	Refer to column F,
Q027	Activity Schedule items 9.1 – 9.4	Sanitary fittings are scheduled as 24.5 No paper towel dispensers, 44.5 No toilet roll holders, 24.5 No soap dispensers and 79.5 No mirror cabinets. The underlying cells contain the formulas =49/2, =89/2, =49/2 and =159/2 respectively. Please confirm whether the correct quantities are the halved figures or the full figures, as the difference is approximately 170 fittings.	quantities are given in the document
Q028	Activity Schedule items 2.04 and 6.01	Item 2.04, "Make good existing wall finishes (paint work)", is scheduled at 12 409.74 m ² under Alterations, while item 6.01, "Allowance to repaint walls in patches", is scheduled at 1 000 m ² under Internal Walls & Finishes. Please clarify the relationship between the two items, whether there is duplication, and what paint specification and number of coats applies to each.	These are two different items, 6.01 is for the repairs painting where damages could occur when floors are being removed and reinstalled. The item at 2.04 is mainly for making good paint where necessary across the entire building
Q029	Activity Schedule	Duplicate item numbers appear at 3.02 (used twice), 10.2 (used twice), 10.3 (used twice), 12 (used twice) and 10.3.5.2 (used twice). Please reissue the Pricing Schedule with unique item numbering, as duplicated references will cause difficulty in payment certification and in the administration of compensation events.	This is noted

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Q030	Activity Schedule items 2.14, 5.04, 6.06, 10.1.x, 10.2.x, 10.3.x, 11.02, 12.03	The "Allowance for sundry builders work" items are entered as 0.05, with the unit shown variously as blank, "Item" and "%". Please confirm that these are 5% percentage adders and confirm the base amount to which the 5% is to be applied.	5% of the amounts of items in that section or trade
Q031	Activity Schedule items 13.01 – 13.05	Provisional sums — please confirm whether profit and attendance is to be tendered as a percentage or as a lump sum. We note that item 13.03 (blinds in offices, R100 000) has no profit and attendance line, unlike the other provisional sums. Please confirm whether profit and attendance may be added to that item and, if so, where.	the tenderer should give both the percentage and the value
Q032	Pricing Instruction 11; Activity Schedule item 1.01	Pricing Instruction 11 requires the Preliminaries to be categorised as Fixed, Value-Related and Time-Related, but the Activity Schedule contains a single line, "Provision for Preliminaries and General". Please confirm whether a detailed Preliminaries breakdown is required, in what format, and whether the default 10% / 15% / 75% split in Pricing Instruction 12 will otherwise apply.	The contract used is the NEC 3 the default highlighted is from a different form of contract. The P&G detail will be required for the successful bidder. Bidder may price the lumpsum for now. See C2.2 clause 3 of the Pricing Instructions
Q033	Vol 3, C2.3(1)	Clause C2.3(1) requires a detailed breakdown of health and safety measures to be provided in the Pricing Schedule as required by the Department of Labour. Please confirm the required format and where in the Pricing Schedule it is to be inserted, given that no health and safety section is provided.	Please include your OHS costing in the P&G
Q034	Activity Schedule, "Combined Summary" sheet	Please confirm whether "Design Professional Fees" and "Full Time Site Based Construction Health and Safety Officer" are to be tendered as lump sums, and confirm whether the CHSO is required full time for the entire 10-month contract period, including the two-month mobilisation period and the excluded December 2026 / January 2027 builders' holiday.	The presence of a fulltime CHSO is a statutory requirement and may not be compromised. See addendum for the design professional fees
Q035	Activity Schedule, "Combined Summary" sheet	Please confirm that the "Contingencies @ 5%" line is a DBSA-controlled allowance expended only on instruction and not at the Contractor's risk, and confirm the base amount on which the 5% is calculated (whether construction cost only, or construction cost plus fees).	Yes
Q036	Vol 3, C2.3(2) and C2.3(3)	Clause C2.3(2) requires the PDF Priced Schedule to be "populated by hand in black ink" and states that this is the document used for evaluation. Please confirm whether a typed and printed schedule, signed and initialled in black ink, is acceptable, or whether hand-written entry of every rate and amount is mandatory. Please also confirm whether the Excel version is to be submitted with formulas intact and unprotected.	Populate by hand in black ink as stipulated in the relevant clause

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Q037	Activity Schedule, "COSTPLAN Old" sheet and cell SUMMARY!F8	The issued workbook contains a legacy sheet titled "COSTPLAN Old" relating to an unrelated project, and cell F8 on the SUMMARY sheet contains a broken reference to an external workbook. Please confirm these are not relevant to this tender and reissue a clean workbook.	
Q038	Vol 1, Stage 1B item 7; Vol 3, Contract Data 84.1 and 84.2	Public liability insurance — Volume 1 requires a letter of intent for cover of not less than R5 000 000 per claim, and Volume 3 Contract Data confirms R5 000 000 per event. However the same Volume 1 item then states that, on award, "the Policy must define the R1 000 000.00 (One Million Rand) per claim / event". Please confirm the required limit of indemnity.	See Addendum 1
Q039	Vol 3, Contract Data cl 1 (X1); Pricing Instruction 14; Vol 1, C.10.3	Price adjustment — secondary Option X1 is listed as applicable in the Contract Data, but the base date entry reads "No price adjustment allowed" and Pricing Instruction 14 states that the Contract Price remains fixed with no CPAP. Volume 1 clause C.10.3 further states that "rates and prices are fixed for the duration of the contract and is subject to adjustment except as provided for in the conditions of contract". Please confirm that X1 is not applied and that the contract is fixed price for its full duration.	CPA is not applicable
Q040	Vol 3, Contract Data cl 11.2(3)	Completion — please confirm the exact start and end dates of the excluded December 2026 / January 2027 builders' holiday, and confirm whether the 10-month period runs from the starting date (defined as within seven days of site handover) or from the Contract Date.	The start date of the contract is the site handover date.
Q041	Vol 3, Contract Data cl 30.3	Key dates — clause 30.3 lists "Site establishment" and "Completion" as key dates with the dates shown as "TBC". Please confirm whether key dates will be imposed, the dates proposed, and any sanction attaching to failure to meet a key date.	Site establishment is within 7 days of the start of the contract, i.e. site handover date, and the completion date is 10months from the start date. All sanctions applicable are stated in the contract data,
Q042	Vol 3, Contract Data X7	Delay damages — please confirm that the "current formula of penalty calculation by the Department of Public Works" is the factor of 0.035/100 per calendar day used in the worked example, and confirm the base to which it applies (Contract Price excluding or including VAT).	calculation of the penalty is as per the 'Procurement Documentation Guidelines for Building Contracts' as published by the Department of Public Works and Infrastructure Quantity Surveying Services
Q043	Vol 3, Contract Data cl 30.1	Access — access is conditional on submission of the Notification of Construction Work to the Department of Employment and Labour and on the Construction Health and Safety Agent's approval of the health and safety plan. Please confirm the expected turnaround for that approval and confirm whether delay in obtaining it is at the Employer's risk.	Risk of obtaining Labour's approvals is not on the Employers risk. Approval of the OHS plan is a collaborative effort between the contract and the OHS Agent, whichever delays the approval bears the risk.

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Q044	Vol 3, cl 3.2.3; Pricing Instruction 15	Security screening — please confirm the expected duration of the security screening process for the company and its personnel, whether screening may commence prior to award, whether replacement personnel can be screened during the contract and within what period, and whether delay attributable to screening constitutes a compensation event. We note the R100 per resource allowance appears to cover the screening fee only.	Screening may not be done prior award. What may constitute a compensation event is where a response has not been forthcoming 7 days post the application,
Q045	Vol 3, cl 3.2.3	Site establishment — please confirm what area will be made available within the naval base for site establishment, laydown and material storage; the permitted access route for deliveries; parking arrangements; and the location and terms (metered or free of charge) of the water, electricity and ablution connection points.	Contractor to provide its own water and electricity. The open parking around the building may be used as the site establishment area as well as laydown area. The same entrance used during the compulsory site inspection is dedicated to the site for access and deliveries.
Q046	Vol 3, cl 3.5	Building occupation and working hours — please confirm whether the building will be occupied or partially occupied during the works; whether the works are to be phased and, if so, the required sequence; the permitted working hours; and any base-specific restrictions or dates on which access will be denied for naval operations. Clause 3.5 requires prior approval of planned downtime, which we need to reflect in our programme and Preliminaries.	No, the building will be empty. Working hours are to be minimum 9hours days, but additional hours may be arranged with the Navy. No intention to phase the works
Q047	Vol 3, cl 3.6; Contract Data cl 35.1	Sectional completion — clause 3.6 refers to claims submitted “where sectional completion is applicable”, while Contract Data clause 35.1 confirms the Employer is not willing to take over the works before the Completion Date. Please confirm whether sectional completion applies and, if so, the sections and their dates.	Contract data takes precedence
Q048	Vol 3, Contract Data X13 and X16	Security — please confirm that the 10% on-demand performance bond under X13 and the 10% retention under X16, with a 0% retention-free amount, both apply concurrently for the full contract duration.	Seed addendum 2
Q049	Vol 3, cl 3.5	Payment — please confirm that the 30 calendar day payment period runs from the date of the payment certificate (issued by the 25th of each month) rather than from the date of assessment, and confirm the procedure and trigger for the two-weekly claims referred to in clause 3.5.	The 30 calendar day payment period runs from the date of the invoice. The standard is to have a minimum of one payment certificate issued monthly, but the DBSA is willing to allow a fortnightly payment valuation to assist the contractor with regular cash flow. this does not in any way negate the the 30 calendar day payment period.
Q050	Vol 3, cl 3.5 (Definition of pricing)	Services connections — the Contractor must price for connection of all services “from the point at which the employer indicates the connection point during construction”. As the connection points are not identified in the tender documents, please provide their locations, or confirm that a provisional allowance is to be made and adjusted as a compensation event.	connection of services are included in the provisional sums of the various services

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Q051	Vol 1, C.2.13.3 and C.2.13.6	Submission structure — clause C.2.13.3 prescribes an Envelope 1 / Envelope 2 structure and warns that failure to submit in that format may render the bid invalid, while clause C.2.13.6 states that “a two-envelope system is not required”. Please confirm the required submission structure and file naming.	Bidders will not be disqualified for a structure of submission. Bidders are encouraged to submit zip folders and label accordingly.
Q052	Vol 1, C.3.11 Stage 2; Vol 2, T2.1.17 (SBD6.1) paragraph 1.4	Preference point system — Volume 1 indicates the 80/20 system for RFP107/2026 while retaining the Regulation 3(2) fallback, and SBD6.1 tabulates points under both the 90/10 and 80/20 systems. Please confirm which system applies and, if it is to be determined by the lowest acceptable tender, confirm that tenderers should complete both claim columns.	This tender will follow a 80/20 preference points system, and therefore bidders will be evaluated out of 80 points for price and out of 20 points for specific goals.
Q053	Vol 1, C.3.11 Stage 2; Vol 2, SBD6.1 Table 1	Geographic localisation — please define the geographic boundary that qualifies a tenderer for the localisation points (for example the Western Cape province, the City of Cape Town metropolitan area, or the immediate ward), the date at which the qualifying address is assessed, and the documentary proof required.	Geographic localisation/boundary refers to the province, in this case it bidders that are located/based within the Western Cape province. See addendum 1 for required documents as means of verification.
Q054	Vol 1, T1.1 (CIDB B.U.I.L.D); Vol 1, C.1.2	CIDB B.U.I.L.D — T1.1 records the CIDB Standard for Developing Skills through Infrastructure Contracts (Gazette 36760) as NOT applicable, while Tender Data clause C.1.2 states that the tender applies both the Skills Development Standard and the Indirect Targeting Standard. Please confirm which standards apply.	Not applicable
Q055	Vol 1, C.3.17 (Subcontracting); Additional Conditions of Contract (i) and (ii); Vol 2, T2.1.18	Subcontracting — the subcontracting objective criterion is marked “NO” and the T2.1.18 Subcontracting Schedule is not ticked as applicable, yet the Additional Conditions of Contract require all subcontractors to be from the local area of the project and sourced through a localised procurement process after award. Please confirm whether a subcontracting schedule is required at tender stage, define the “local area” for this project, and confirm whether the requirement applies to specialist subcontractors where no local capacity exists.	Sub contracting not mandatory
Q056	Vol 3, C3.1 (i) to (iii)	Contract Participation Goal — please confirm how the minimum 5% CPG is measured (whether as a percentage of the Contract Price paid to targeted enterprises), the definition of a “targeted enterprise” for this project, the two developmental areas to be agreed, and whether the cost of the Enterprise Development Coordinator may be recovered within the CPG or must be priced separately in the Preliminaries.	Not applicable
Q057	Vol 1, Stage 1A criterion 5	South African citizenship — please confirm whether the citizenship requirement extends to (a) the personnel of subcontractors, (b) professional team members employed by subconsultant firms, and (c) site labour. Please also confirm whether permanent residents who are not naturalised citizens are excluded.	Yes, everyone must be a citizen of the Republic.

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Q058	Vol 1, Stage 1A criterion 6	Professional team — please confirm whether the Architect, Engineers and Construction Health and Safety Officer may be employed by subconsultant firms rather than by the tenderer directly; whether one individual holding dual registration may fulfil two of the listed roles; and whether a Pr.Tech Eng registration satisfies the requirement where “Pr.Eng./Pr.Tech” is stated.	Either way is acceptable, but take note of the requirements and the Indemnities required
Q059	Vol 1, Stage 1A criterion 7	Similar projects — please confirm whether refurbishment and upgrading projects qualify as “General building projects”; whether projects completed by the tendering entity under a former name are acceptable; and how the contract award value of a project executed as a joint venture is treated (whole contract value or the tenderer’s participation share).	in this context, similar projects refers to General Building projects as prescribed by CIDB
Q060	Vol 1, Additional Conditions of Tender (iv) and (v)	Order book — please confirm the date at which the cumulative order book and the number of active awards are assessed, and confirm whether the R120 million threshold applies to DBSA awards only or to the tenderer’s total order book across all clients.	Kindly refer to volume 1 of, page 13 evaluation criteria 7,
Q061	Vol 1, T1.1 (Tender Brief); C.2.7	Site access before closing — given the design-and-build, fixed-price nature of this contract and the extent of existing-building work, please confirm whether further site access will be granted between the site briefing on 13 August 2026 and the closing date, to allow tenderers to measure and survey. If so, please confirm the arrangements and the lead time required for access clearance.	Done
Q062	Vol 1, T1.1 (Tender Close & Submission)	Submission — please confirm the maximum permitted file size per upload, the required file naming convention, and whether a single zipped folder per envelope is acceptable.	No limited. Bidders are encouraged to create and upload labeled zip folders.
Q063		Project Duration is 10 Months. 2 months Design + 8 months Construction was indicated in the Briefing Session. Do we allow for Council submission and approval periods in our programme	council approvals are not applicable in the spaces of operations
Q064		Do we require council approval prior to works commencing? DBSA to confirm.	council approvals are not applicable in the spaces of operations
Q065		•DBSA to confirm the external works scope to the building facades. •DBSA to confirm the extent of works scope to the externals of the building relating to Civil works. •DBSA to confirm the full scope relating to the internals of the building Engineering works (i.e. Electrical, HVAC, Fire, Structural). •Painting of walls in patches - Extent of works to be clarified by DBSA.	See addendum
Q066	Works Information (Volume 3 of 3) Pages 58 - 61	• Works Information (Volume 3 of 3) Pages 58 - 61 makes reference to multiple scope items ending with “(compensation events)”. Are we to assume that these relevant items are excluded from the scope, and will be dealt with as Compensation Events in contract? DBSA to confirm.	updated in the addendum

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Q067	Works Information / Drawings versus Activity Pricing Schedule	Our reconciliation has identified a number of scope requirements contained in Volume 3, Clause 3.2.2 and/or the tender drawings for which no corresponding Activity Pricing Schedule item, or only a partial allowance, can be identified. Examples include, but are not limited to: •roof pipe supports/stands; •replacement of certain roof valves, couplings and downpipes; •securing of roof water tanks; •roof safety rails; •expansion-joint maintenance; •pipe/service concealment and protection; •certain external paving, parking-bay markings and carport shade-net works; •kitchen countertops and sinks; •secondary-kitchen countertops; •sanitaryware and associated installations; •splashback/wall tiling to accommodation floors; •ICT trunking; •certain fixed joinery; •fourth-floor conference-room finishes/services; •eighth-floor concrete soffit repairs; •repairs/reinstatement of existing burglar bars; and •first-floor reception-area repairs/“beautification”. Please confirm the Activity Pricing Schedule item under which each scope requirement contained in the Works Information and/or drawings, but not separately identified in the Activity Schedule, is to be priced. Given the number of discrepancies identified, please advise whether DBSA intends issuing a revised Activity Pricing Schedule/Addendum incorporating these requirements to ensure that all Tenderers price the same scope. Given the number of discrepancies identified, please advise whether DBSA intends issuing a revised Activity Pricing Schedule/Addendum incorporating these requirements to	
Q068	Activities Measured as “Item” or “Sum”	The Activity Pricing Schedule contains a number of physical construction, refurbishment and building-services activities measured only as “Item” and/or “Sum”, without quantities or sufficient detailed breakdown from which the required extent can consistently be established. This is particularly significant for existing-building Electrical, Mechanical/HVAC, Wet Services/Plumbing, Fire Protection/Detection and refurbishment works. Please provide, where reasonably available: a. quantities for physical work presently measured only as Item/Sum; or b. a defined minimum scope/design basis from which all Tenderers can quantify the same requirement. Where the quantity or extent cannot reasonably be established prior to intrusive investigation, please advise whether DBSA will provide an appropriate Provisional Sum/common tender allowance. The purpose of this clarification is to avoid Tenderers pricing materially different quantities or existing-condition risks against the same lump-sum activity.	see addendum

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Q069	Quantified Activities – Quantity Variations	For Activity Pricing Schedule items where DBSA has provided a physical quantity and Tenderers are required to insert a unit rate, please confirm the contractual pricing/payment treatment where the actual compliant quantity required and executed is greater or less than the quantity stated in the Activity Pricing Schedule. Please further confirm the intended treatment where additional physical quantities are subsequently required within an activity measured only as Item/Sum, where no tender quantity has	As much this an Option A contract, it remains provisional due to the nature of the works.
Q070	Existing Works Already Completed on Site	During the site inspection it was observed that portions of the Works appear to have already been completed, including recently installed sanitaryware, ceilings, light fittings and other services, notwithstanding that certain tender drawings/general notes continue to indicate replacement. Please confirm whether Tenderers are to: a. remove and replace these recently completed installations regardless of their condition; or b. retain recently installed items which are serviceable and compliant and complete only the	
Q071	Roof Works	The Works Information identifies several roof requirements which are not separately identifiable in the Activity Pricing Schedule, including: •hot-dip galvanised pipe holders/stands; •replacement of rusted water valves; •damaged flexible rubber pipe couplings and clamps; •replacement of certain PVC pipework; •replacement of PVC downpipes with aluminium; •securing the roof water tanks; and •installation of safety rails. Please confirm whether these items form part of the base Works and identify the Activity Pricing Schedule item under which each is to be included. Regarding the requirement to secure the roof water tanks, please confirm whether the requirement is limited to engineered permanent supports/restraints/hold-down arrangements to the existing tanks or whether replacement of any tanks/support structures is also required.	the existing tanks are not to be replaced but rather secured to the existing stands. See addendum for the rest
Q072	Roof/Tower “Beautification”	Clause 3.2.2 refers to the beautification/working-off of the Telkom and MTN tower entrances, while no identifiable Activity Schedule item or specification for this requirement can be found. Please define the specific scope and required finish/performance standard intended by “beautification/working-off” and advise where this work is to be priced.	
Q073	Provisional Sum – Item 13.01: Ring Beam / Structural Repairs	Activity Pricing Schedule Item 13.01 provides a Provisional Sum for ring beam/structural repairs. Please confirm whether this Provisional Sum is intended to cover: •investigation and condition assessment; •testing where required; •Civil/Structural Engineer assessment, remedial design and detailing; •concrete spalling/rusted steel plate repairs; •other structural remedial work falling within the identified scope; and •specific scaffolding, temporary access and/or working platforms required to investigate and execute these repairs. If professional services, scaffolding/access, attendance or other costs associated with this work are required to be priced separately from the Provisional Sum, please identify the applicable pricing basis.	All the works relating to the repair and rectification of, are allowed for in the provisional amount

Query No.	Question / Item	Description	Response
Q074		Eighth-Floor Concrete Soffit Repair The Works Information identifies repair of a concrete soffit on the eighth floor; however, our PQS has not been able to identify a corresponding Activity Schedule item. Please confirm whether this work is intended to be included under Item 13.01 structural repairs or identify the appropriate Activity Schedule allocation. Expansion Joints Maintenance of expansion joints throughout the building is identified in the Works Information, but no dedicated Activity Schedule item has been identified. Please confirm where Tenderers are to price the investigation, preparation and remedial works required to the existing expansion joints. External Works The reconciliation has identified external requirements which do not appear to be included in the Activity Pricing Schedule, including: •pressure washing external paving; •reinstatement of paving where required; •parking-bay markings; and •replacement/provision of carport shade net. Please confirm which of these items form part of the tender scope and identify the corresponding Activity Schedule allocation. We also request confirmation that external façade refurbishment works are excluded, as advised during the site inspection, and whether general façade scaffolding is therefore not required.	Cielings soffits are allowed for in 5.02. For Expansion joints, see addendum. See updated Vol. 3

Query No.	Question / Item	Description	Response
Q075		Painting / Patch Painting The Works Information requires repainting of walls “in patches” on numerous floors. Isolated touch-up painting to existing coatings is unlikely to achieve a consistent colour/finish due to fading and ageing. Please confirm whether Tenderers should allow for preparation and two complete finishing coats to the full affected substrate from natural break to natural break where patch repairs are required. If patch painting only is required, please confirm that the resulting colour variation between existing coatings and new touch-up paint will be acceptable. We request that DBSA issue the same painting basis to all Tenderers. Sanitaryware, Splashbacks and Water Reticulation The tender drawings contain requirements for replacement of sanitary fittings in numerous ablution areas. The PQS reconciliation has also identified splashback tiles to handwash basins on the accommodation floors as scope requirements which are not separately represented in the Activity Schedule. Please confirm: a. the Activity Schedule item under which all sanitaryware shown/specifically required on the drawings is to be priced; b. whether associated hot/cold-water connections, wastes, traps, valves and related reticulation are included within this requirement; and c. where splashback/wall tiling to WHBs on the accommodation floors is to be priced. Where sanitaryware has already recently been replaced and is serviceable/compliant, please confirm that it may remain and need not be removed and replaced solely because the general drawing note calls for replacement. Pipe Concealment / Service Ducts The Works Information requires exposed pipework/services to be concealed. The PQS reconciliation	all mechanical works are provided as Provisional Sums in the activity schedule the Heat pumps installed are new and need not be replaced. The reticulation must be completed where incomplete. Paint work to remain as per works information and pricing activity schedule.

Query No.	Question / Item	Description	Response
Q076		Sixth-Floor Book Shelving Completion of converted book shelving is identified in the Works Information but no corresponding Activity Schedule item has been identified. Please confirm the required extent/specification and Activity Schedule allocation. First-Floor Reception – “Repairs and Beautification” The Works Information identifies repairs and “beautification” of the first-floor reception area, while the Activity Schedule appears to provide only for the reception desk/joinery. Please define the Employer's intended scope and finish standard for the reception-area “beautification” so that all Tenderers price the same requirement. Sixth-Floor Book Shelving Completion of converted book shelving is identified in the Works Information but no corresponding Activity Schedule item has been identified. Please confirm the required extent/specification and Activity Schedule allocation. First-Floor Reception – “Repairs and Beautification” The Works Information identifies repairs and “beautification” of the first-floor reception area, while the Activity Schedule appears to provide only for the reception desk/joinery. Please define the Employer's intended scope and finish standard for the reception-area “beautification” so that all Tenderers price the same requirement. Ground-Floor Burglar Bars The Works Information requires existing burglar bars to be removed, repaired and reinstalled. The Activity Schedule contains security/burglar-bar items, but the PQS reconciliation indicates only partial alignment with this requirement.	

Query No.	Question / Item	Description	Response
Q077		Electrical – Extent of Outstanding Works A substantial portion of the building appeared during the site inspection to contain recently installed light fittings and other electrical installations. At the same time, the Works Information does not define a consistent electrical refurbishment scope across all floors. Please confirm whether Tenderers are required to: a. retain recently completed, serviceable and compliant electrical installations and price only the outstanding/new electrical works required by the Works Information, drawings and Turnkey design; or b. undertake a general replacement/upgrade throughout the building. If option (a) applies, please issue available Electrical drawings and/or a schedule identifying the outstanding electrical works. Please also confirm that the successful Contractor's electrical certification responsibility will be limited to new and altered electrical work undertaken under this contract and will not extend to accepting installation/design responsibility for completed existing installations outside its scope. Electrical BOQ C2.2 refers to electrical works being prepared in accordance with the Model Bills of Quantities for Electrical Work; however, no measured Electrical BOQ has been issued. Please confirm whether a measured Electrical BOQ and associated Electrical drawings will be issued for tender purposes. If not, please provide the minimum scope, quantities and/or performance parameters upon which all Tenderers are required to price the Electrical Works. Lightning Protection / Earthing The Works Information references various SANS standards relating to lightning protection, earthing and grounding but does not clearly define the physical scope. Please confirm whether Tenderers are to allow for:	See addendum 2

Query No.	Question / Item	Description	Response
Q078		Existing-Building Statutory Compliance Please confirm whether the successful Turnkey Contractor's compliance responsibility is limited to: •new work; •altered work; and •existing systems directly affected by the Works. If DBSA requires the entire existing building, including unrelated existing installations, to be brought up to current statutory requirements, please define the specific systems/elements to which this requirement applies and provide a common pricing basis. 32. Compensation Event Items The Works Information identifies various requirements expressly as "Compensation Event", while some corresponding works also appear as Provisional Sum or other Activity Schedule items. Please confirm whether all items expressly identified as "Compensation Event" in the Works Information are to be excluded from the Tenderer's price except where DBSA has expressly provided a Provisional Sum. Where a Provisional Sum has been provided for an item also identified as a Compensation Event, please confirm: •what expenditure is intended to be paid from the Provisional Sum; •whether design/professional services are included; •whether access/scaffolding/temporary works are included. Kindly issue the required treatment to all Tenderers by Addendum/clarification. 33. Existing Lifts – Item 13.04 We note that lift repairs are included under Activity Pricing Schedule Item 13.04. Please confirm whether this Provisional Sum is intended to cover the complete specialist investigation, repair/replacement of defective components, testing, certification and recommissioning required to return the affected lift installation to operational service. For construction-logistics purposes, please also confirm whether Tenderers should assume that the	the components that require statutory compliance will be investigated further and priced accordingly by the successful bidder, at this stage they are presented as provisional sums as the extent of the scope is unclear.
Q079	Further Site Inspection	Given the extent of the existing services, recently completed installations and discrepancies identified during the professional team's reconciliation, we request an opportunity for a further site inspection prior to tender close. Kindly advise whether this can be accommodated and, if so, please propose a suitable date and time	Done - See Addendum 1
Q080	Further Site Inspection	We thank the DBSA team for the site inspection meeting at the Hugo Bierman building today. The nature of this design and construct project is that it requires detailed investigation of the existing building. This is a time-consuming process. To this end we hereby formally request that two further days be provided for detailed inspection of	Done - See Addendum 1