

TENDER CLARIFICATIONS: GTAC 013-2021-22

"TRANSACTION ADVISORY SERVICES TO CONDUCT A FEASIBILITY STUDY AND POSSIBLE PPP PROCUREMENT FOR THE DEPARTMENT OF SOCIAL DEVELOPMENT OFFICE CAMPUS (THE DSD OFFICE CAMPUS)"

This document sets out Tender Clarifications as provided for in the Information to Tenderers document included in the tender pack.

The questions received within the period allowed were consolidated and answered as per the table below:

Question 1:

RFP Section : Green Design/Green ratings

1. Is there a requirement for Green Design/Green ratings?
2. If so, please provide on a rating to achieve.

Response:

The building requires adherence to all relevant legislation, specifically the DPWI Green Building Policy, City of Tshwane Green Building Development Policy and all requirements as per SANS 10400 specifically Part X and Part XA.

Question 2:

RFP Section : Section 3, Page 6 of ToR,

1. Can the FULL Developer's Pack be made available in electronic format?
2. If yes, please provide.

Response:

The full Developer's Pack will be made available to the successful bidder.

The Developer's Pack includes relevant information pertaining to the township establishment and site to be legalised as well as the required bulk and township engineering services. It also includes specific specialist studies which were completed as part of the township establishment process. It further includes building design guidelines and urban performance specifications.

In addition, the list below includes studies and work completed as part of the Township establishment process for the Salvokop Precinct. Approval for the township was obtained and the DPWI is currently responding to the Conditions of Establishment, which includes the installation of bulk and internal engineering services, in order to hand over legal and serviced sites to the clients.

The building and performance guidelines as listed below is in response to following through on the vision created for Salvokop as a precinct and the financial and environmental performance of the state assets in its entirety.

- *Traffic Impact Assessment report*
- *Geological report*
- *Noise Impact Assessment*
- *Environmental Impact assessment and ROD*
- *Engineering Reports for bulk and internal services installations*
- *Heritage Report*
- *Urban and socio economic framework report*
- *Precinct Implementation Plan*
- *Layout of the Salvokop precinct in dwg format*
- *Precinct Management framework and estimated levy contribution*
- *Approved precinct landscape plan*
- *Erf development package inclusive of architectural, landscape and performance specifications*
- *Urban design and building guidelines*
- *Township approval*
- *General plan precinct plan and sites*
- *Extension of time on the township*

Question 3:

1. Can an extension to the submission date of 14 Jan 22 be granted to accommodate for the shutdown period between Dec 21/Jan 22?
2. If yes, please provide a revised deadline date.

Response:

The bid closing date has been extended by a week; from 14 January 2022 to 21 January 2022.

Question 4:

Timeframe for completion of TA services

1. Is there an estimated/cap on timeframes for the TA services to be completed?
2. If yes, please provide the timeframe.

Response:

Bidders must provide proposed timeframes for each deliverable; which will provide guidance to DSD on the estimated timeframe for completion of each deliverable and services required from the TA.