



RFP No: SAST/2021/ FACILITIES MANAGEMENT

DESCRIPTION: APPOINTMENT OF A PROFESSIONAL SERVICE PROVIDER TO PROVIDE FACILITIES MANAGEMENT SERVICES FOR THE SOUTH AFRICAN STATE THEATRE.

Question 1	Are the stated hours in the tender document for the three year contract, or the 1 st year of the contract?
Answer	These are hours to do conditional assessment not the hours of the three year contract, this is the baseline hours to do your conditional assessment per expert.
Question 2	Would you make an appointment before the financial year end?
Answer	Yes
Question 3	Is the conditional assessment for three years?
Answer	The FM contract will start after the conditional assessment and we will indicate a priority list areas to the appointed service provider while still continuing with the FM contract.
Question 4	The hours are generous for the engineers but not for the architect aspect, is there an opportunity to amend the hours after appointment, does the hours come from the Begen report?
Answer	On the hours, we cannot change the scope after appointment, through the committee we have to assess if there is a need to amend the hours or not, there is room to negotiate but there are slim chances due to budget constraints.
Question 5	The scope is abit unclear as to what exactly the FM tasks will be that forms part of this bid, things that are related to the FM envelope maybe soft services like cleaning that forms part of the bid ?
Answer	Just facilities not soft services as we already have service providers for that.
Question 6	After the conditional assessment is done and you have all the information what happens after that does the successful service provider put the recommendation in the conditional assessment?

Answer	After the conditional assessment report is completed, Terms of reference for the implementation will be drawn up and advertised. All bidders will be allowed to bid.
Question 7	If we are a JV and we have different BEE levels so we submit our separate BEE levels or we must consolidate your BEE levels
Answer	For a JV we need a consolidated B-BBEE certificate of the JV
Question 8	On the share certificate is there a ownership preference in terms of black owned ownership, BEE level
Answer	There is no pre-qualification set for BEE levels on this tender, we just need to know the directors of the company as the BEE states the composition of the ownership.
Question 9	The pricing schedule hours defined in the pricing schedule, please confirm if they are fixed and cannot be negotiated after award
Answer	The hours remain as they are on our tender document. We cannot anticipate anything further.
Question 10	The hours defined for the Immovable Asset Register appear to be higher than the condition assessment that would require additional hours especially on the basis that it is an intrusive condition assessment, please confirm if the hours on this item are in fact correct.
Answer	The hours are an indicative of the Bigen report and will remain as is.
Question 11	Kindly confirm what the contract term/ duration is for this tender please.
Answer	36 Months.
Question 12	Immovable Assets – you have assigned 100 hrs (it's not consistent) with Point 2 Condition Assessment and the rest of those sections, the Mechanical/Electrical Engineer is not included on the pricing
Answer	The hours remain as they are on the tender document and please note that service providers must limit their responses to the given scope.
Question 13	The below criteria confirms only 5 pages if it is more would we be disqualified?
Answer	No. but may lose points.
Question 14	The below pricing schedule does not make provision for a Mechanical/Electrical Engineer in the condition assessment part, is it assumed then that this is portion is out of scope for the condition assessment but included for the maintenance life cycle plans? This would not be possible as we need to conduct the condition assessment to confirm the requirement.



Answer	The hours dedicated to the Architects is excessive hours for immovable asset register (320 hrs)and will be re-allocated to the Mechanical/Electrical Engineer for Condition Assessment because this is the basis of the FM contract. Revised hours Immovable Asset Register Architect 80 hrs, Conditional Assessment Electrical/ Mechanical Engineers 120 hours each. HOWEVER BIDDERS ARE ADVISED TO STICK TO SCOPE PROVIDED
Question 15	The Mechanical/Electrical Engineer is included in the Asset register – assume then for this area it is included?
Answer	Yes.
Question 16	Due to the clause being removed where an audit could be conducted the hours stated are not sufficient to perform the works per discipline, could this be relooked at especially if the condition assessment is an intrusive one, further based on the todays site visit extension time will be required to do the full assessment effectively?
Answer	We will have to look at all proposals before and engage with the supplier with the best possible solution and budget submitted. The hours for professionals did not increase it was re-allocated to the condition assessment for the two professionals Electrical/Mechanical for condition assessment and the Architects hours reduce for Immovable asset register, from 320hrs to 80 hrs. HOWEVER BIDDERS ARE ADVISED TO STICK TO SCOPE PROVIDED
Question 17	Is the condition assessment a prerequisite that must be done prior to developing a detailed BOQ to be submitted with the tender documents or will the condition assessment be one of the deliverables expected of the FM after the appointment?
Answer	The condition assessment is a pre-requisite that will determine the BOQ for the various maintenance areas, this is a deliverable expected from the FM service provider after awarding of the tender.

