



TENDER T UJ 07/2025

ALTERATIONS AND ADDITIONS AT GOUDSTAD STUDENT RESIDENCE AT APB

1. SCOPE OF WORK

The high-level scope for works for the Alterations and Additions at Goudstad Student Residence at APB primarily focuses on refurbishing the residence as part of the more significant residence renewal programme.

The project scope includes, but is not limited to:

- Remove existing work, including wall shelves and tiles on the floor, removing the pipes works.
- Remove the old kitchen cabinets, ironmongery, bathtubs, traps, shower caps, sink, and old pipe fittings.
- Relocation of the geysers in the ceiling and allocated too outside.
- Screeding of the floors in preparing the new tiling.
- Paintwork to the internal walls, the external walls, boards, and work.
- Installation of new kitchen cabinets, new door ironmongery and bathroom, new shower, shower trap, pipe and fittings.
- Screed the floors in preparation for the new tiles to be installed
- Installation of innng boards and bathroom fittings such as towel rail shower hooks.
- Install new aluminium windows, wall tiles, and floor tiles in the entire building.
- Install mirrors, new wardrobe handles, a new washing line, a new sliding gate, aluminium services doors, and burglar guards.
- Refer to the Bill of Quantities for full details of the above scope.
- Installation of plumbing works in the selected kitchens.
- Where applicable, provide an indication of service and maintenance requirements short-, medium-, and long-term planning related to the service life of the facility/equipment, as well as specific indications of annual maintenance costs - based on a defined (and made known) monthly and yearly usage pattern.
- Provide all guarantees and warranties for the installations, where applicable.
- The successful supplier must be willing to enter into a JBCC Minor Works 2000 series, 4th edition Contract with the University of Johannesburg with applicable UJ amendments to the JBCC Contract Agreement.

2. THE TENDER WILL BE EVALUATED IN 3 STAGES,

Stage 1: Tender Compliance Evaluation

Stage 2: Technical / Functional Evaluation

Stage3: Financial and B-BBEE

2.1 COMPLIANCE EVALUATION CRITERIA

The following information must be submitted with your tender submission,

1. a copy of the certificate of incorporation or summary of proof of registration with National Treasury's CSD with an active status
2. a valid SARS Tax Compliance Status (certificate/pin);
3. a valid B-BBEE Contribution Level Certificate/sworn affidavit
4. a Participant who is required by the Companies Act to have its financial statement audited, must submit its audited financial statements for the last 3 years;
5. a Participant who is not required by the Companies Act to have its financial statements audited, shall submit independently reviewed statements, and insofar as permitted by the Companies Act, reviewed statements together with a financial accountability supplement for the last 3 years
6. any additional information required under Annexure A, including but not limited to copies of a letter of good standing in terms of COIDA, quality assurance certificates, SABS certificates and ISO certificates.
7. All requirements stipulated in the Annexure A and bill of Quantity document – complete all the information required in the document in addition to your proposal.
8. Mandatory Tender Document – initial, sign and complete and do not dismantle. The document must be submitted in its entirety.

2.2 TECHNICAL EVALUATION CRITERIA

Suppliers must submit the following:

- Priced Bills of Quantities
- Program of works
- Method Statement
- CVs, Qualifications and Organogram
- **CIDB 4GB and above**
- All documents should be certified and scannable for registrations

The submitted tenders will be evaluated based on the criteria defined below and in the specific sequence. A tender that fails to meet one criterion will not be considered in subsequent evaluations.

The tender evaluation criteria are listed in the sequence below:

7.1. Stage 2: Functionality

No	Functionality Criteria	Points	Maximum Points Attainable
1.	<p><u>Related Work Experience</u></p> <p>The number of related projects as per BoQ completed in the last six (6) years R 5 000 000.00 or more – (demonstrate experience in a similar environment, project size, and scope). <i>Appointment letters, completion certificates and reference letters must be submitted for each project listed. No marks will be allocated for inadequate information.</i></p> <p>Related Work Experience</p> <p>The Tenderer is to submit Appointment Letters and Final Completion Certificate or Corresponding Reference Letters for work completed within the last 6 years (2019-2025)</p> <p>0 Point - Project Less than R 5 000 000.00 5 Points - Project R 5 000 000.01 – R 6 000 000.00 10 Points - Project 6 00 000.01 – R 8 000 000.00 15 Points - Project R 8 000 000.01 and above</p>		Points will be capped at 40 points
2.	<p><u>Contractors Resources</u></p> <p>Profile of project team, Curriculum Vitae, Qualifications, Professional Registration and Experience relating to Construction. Submit CVs with contactable references.</p> <p>Contracts Manager (16 Points)</p> <p><i>Professional Registration</i></p> <p>8 Points - Registered with SACPCMP as a Pr.CPM / Pr CM 0 Points – No Proof of Professional Registration</p> <p><i>Qualification (experience will NOT be considered with no relevant registration or qualifications)</i></p> <p>Valid certified copy of Qualifications in the Built Environment = max 4 Points</p> <p>4 points - Degree 2 points - National Diploma 0 Points - No proof of Qualification</p> <p><i>Experience</i></p> <p>4 Points - More than 7 years of post-qualification experience 3 Points - More than 5 and up to 7 years' post-qualification experience. 2 Point - More than 3 years and up to 5 years post-qualification experience 0 Point - 3 years or less post-qualification experience</p>		40

	<p>Site Agent (8 Points) <i>Qualifications</i></p> <p>Valid certified copy of Qualifications in the Built Environment = max 4 Points</p> <p>4 points - National Diploma or Higher Qualification</p> <p><i>Experience (Experience will Only count with proof of qualification)</i></p> <p>4 Points - More than 7 years of post-qualification experience 3 Points - More than 5 and up to 7 years' post-qualification experience. 2 Point - More than 3 years and up to 5 years post-qualification experience 0 Point - 3 years or less post-qualification experience</p> <p>Quantity Surveyor (8 Points) <i>Qualifications</i></p> <p>Valid certified copy of Qualifications in the Built Environment = max 4 Points</p> <p>4 points - National Diploma or Higher Qualification</p> <p><i>Experience (Experience will Only count with proof of qualification)</i></p> <p>4 Points - More than 7 years of post-qualification experience 3 Points - More than 5 and up to 7 years' post-qualification experience. 2 Point - More than 3 years and up to 5 years post-qualification experience 0 Point - 3 years or less post-qualification experience</p> <p>General Foreman (8) <i>Qualifications</i></p> <p>Valid certified copy of Qualifications in the Built Environment = max 4 Points</p> <p>4 Points - Valid certified copy of a Trade Certificate in the Built Environment: Bricklaying or Plastering 0 Points - No proof of Trade Certificate</p> <p><i>Experience (Experience will NOT count without a Trade certificate)</i></p> <p>4 Points - More than 7 years of post-qualification experience 3 Points - More than 5 and up to 7 years' post-qualification experience. 2 Point - More than 3 years and up to 5 years post-qualification experience 0 Point - 3 years or less post-qualification experience</p>		
3.	<p>Program and Methodology Proposed installation and construction methodology, logistical arrangements, timelines, suppliers, project management, control, and oversight.</p> <p>- Construction Programme 5 points – Construction Programme detailing all activities in the Bill of Quantities (BoQ) and all within the required timeframe. 2.5 points – Construction Programme detailing all activities in the Bill of Quantities (BoQ) does not align 0 point – The Construction Program is not aligned with the BoQ or within the required timeframes.</p>	5 points	15

	<p>- Methodology (Between 5 to 10 pages)</p> <p>10 points - Good methodology submitted, which is specific and tailored to suit the objective (Shows how to manage the project, cash flow projections about timelines, labour projections, etc)</p> <p>5 points - An average Project Approach / Methodology Paper is submitted.</p> <p>0 point - Methodology does not Adequately Deal with the Objectives and or is too Generic</p>	10 points	
4	Provide an organogram chart indicating the key personnel's position and role in the project.	5 points	5
Overall Score			100

A tenderer must obtain 70 points or more in stage 2 evaluation above, in order to be evaluated further in terms of stage 3: price and B-BBEE.

1.3 FINANCIAL AND B-BBEE

- Price and B-BBEE in the following scoring matrix:

CATEGORY			SCORING CRITERIA	ALLOCATED POINTS
BROAD-BASED EMPOWERMENT	BLACK	ECONOMIC		20
B-BBEE Contribution Level				20
Level 1 Contributor			20	
Level 2 Contributor			18	
Level 3 Contributor			14	
Level 4 Contributor			12	
Level 5 Contributor			8	
Level 6 Contributor			6	
Level 7 Contributor			4	
Level 8 Contributor			2	
Bonus Points:				8
EME's / QSE's			3	
50% Black-owned			3	
30% Black-owned			2	
Notes:				
Weighted B-BBEE Score Formula Under R50 Million				
20%				
20 x (Total B-BBEE Points of Supplier/20)				
PRICE				80
B-BBEE				20
TOTAL				100

Descriptions:

EME – Turnover between R0.00 to R10, 000,000.00 annually

QSE – Turnover between R10, 000,000.00 to R50, 000,000.00 per annum