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**TENDER T UJ 16/2025**  
**APPOINTMENT OF A CONTRACTOR FOR THE MAJOR REFURBISHMENT OF MAYINE**  
**STUDENT RESIDENCE APB CAMPUS**

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**1. BACKGROUND**

The University of Johannesburg Student Accommodation and Residence Life division is mainly responsible for the accommodation of approximately 19,000 students in both university-owned and managed residences as well as off-campus accredited privately owned accommodation.

This vast division has 35 residences spread over four campuses at the University of Johannesburg. The APB Mayine Mixed Residence is one such on-campus student residence serving the APB campus, which requires major refurbishment and attention to backlog maintenance. The purpose of the proposed project is to refurbish the student residences to improve the quality of the residence and to make them compliant with DHET Norms and Standards. This will realign with the University's objective aimed at maintaining world-class facilities that provide enriching student-friendly learning and living experiences with excellent teaching and learning facilities, ongoing support through the entire cycle of studies, vibrant learning, and living communities, and responsible and respectful student culture and ethos.

**2. SCOPE OF WORK**

The Scope of Work for the project for Refurbishment of Mayine Student Residence Refurbishment Project involves the following:

- Making residences compliant with the minimum norms of the DHET University accommodation standards
- Breaking down rooms and making them compliant as student residence rooms.
- Prepare the walls, concrete, and metal surfaces to receive paint.
- Provide internal plastering to ceilings and make good on surfaces.
- Installation of new external window frames and panes.
- Reconfiguration of additional student units at Block E & H.
- The project scope is to paint the buildings on external, concrete, and metal surfaces.

- Installation of access control in the residences, electrical installations, and all necessary services within the residences.
- To set up scaffolding to access surfaces that need to be painted.
- Waterproofing works for the residences that have affected roof issues.
- Ensure that the recommended upgrade's cost estimates do not exceed the budget.
- To manage the project scope execution and facilitate hand-over to the end-users.

#### **4. EVALUATION CRITERIA**

The tender will be evaluated in three stages

- Stage 1: Tender Administrative Compliance Evaluation
- Stage 2: Technical / Functional Compliance Evaluation
- Stage 3: Financial and B-BBEE

The submitted tenders will be evaluated against the listed criteria below and in a specific sequence. A tenderer failing to meet any criteria will not be considered in the subsequent evaluations:

- The tender evaluation criteria are listed in the sequence below:
- Compliance with prescribed tender returnable documents.
- Compliance with the scope of work specifications.
- Functionality Evaluation to determine technical competence to execute the work.
- Price affordability or infeasibility (Price feasibility is a reasonability test for the likelihood that the supplier can complete the specified work within the tendered price)

#### **EVALUATION CRITERIA**

Suppliers must submit the following:

- Priced Bills of Quantities
- Program of works
- Method Statement
- CVs, Qualifications and Organogram
- **A minimum CIDB 8 GB grading – Mandatory Requirement – proof to be submitted**

#### **For Joint Ventures,**

- CIDB grading for JV **must** be consolidated and registered with CIDB
- Consolidated SANAS approved B-BBEE certificate for JV **must** be provided
- Legal agreements for JVs **must** be provided
- JV Bank account confirmation letters **must** be provided

The Functionality Evaluation scoring to determine technical competence criteria is listed in the table below:

### **Stage 2: Technical Functionality**

No	Functionality Criteria	Points	Maximum Points Attainable
(i)	<p><b>Related Work Experience</b>            The Tenderer is to submit <b>Appointment Letters</b> and <b>Final Completion Certificate or Corresponding Reference Letters</b> of a similar nature completed within the last six years (2018-2024)  <b>0 Point</b> - Project Less than R 15 000 000.00  <b>5 Points</b> - Project R 15 000 000.01 – R 25 000 000.00  <b>10 Points</b> - Project R 25 000 000.01 – R 50 000 000.00  <b>15 Points</b> - Project R 50 000 000.01 and above  <u><b>Points will be capped at 45</b></u></p>		45
(ii)	<p><b>Contractors Resources</b>            Profile of project team, Curriculum Vitae, Qualifications, Professional Registration and Experience relating to Construction. Submit CVs with contactable references.</p> <p><b>Contracts Manager (17 Points)</b>  <i>Professional Registration</i>  <b>9 Points</b> - Registered with SACPCMP as a Pr.CPM/ Pr CM  <b>0 Points</b> – No Proof of Professional Registration</p> <p><i>Qualification (experience will <b>NOT</b> be considered with no relevant registration or qualifications)</i>            Valid certified copy of Qualifications in the Built Environment = max 4 Points  <b>4 points</b> - Degree  <b>2 points</b> - National Diploma  <b>0 Points</b> - No proof of Qualification</p> <p><i>Experience</i>  <b>4 Points</b> - More than 7 years post-qualification relevant experience  <b>3 Points</b> - More than 3 and up to 7 years post-qualification relevant experience.  <b>2 Point</b> - More than 1 years and up to 3 years post qualification relevant experience  <b>0 Point</b> - 1 year and less post-qualification relevant experience</p> <p><b>Site Agent (9 Points)</b>  <i>Qualifications</i>            Valid certified copy of Qualifications in the Built Environment = <b>5 points</b> - National Diploma or Higher Qualification</p> <p><i>Experience (Experience will Only count with proof of qualification)</i>  <b>4 Points</b> - More than 5 years post-qualification relevant experience  <b>3 Points</b> - More than 2 and up to 5 years post-qualification relevant experience.  <b>2 Point</b> - More than 1 year and up to 2 years post-qualification relevant experience  <b>0 Point</b> - 1 years and less post-qualification relevant experience</p> <p><b>General Foreman (9 Points)</b>  <i>Qualifications</i>            Valid certified copy of Qualifications in the Built Environment = <b>5 Points</b> - Valid</p>		35

	<p>certified copy of a Trade Certificate in the Built Environment: Bricklaying or Plastering</p> <p><b>0 Points</b> - No proof of Trade Certificate</p> <p><i>Experience (Experience will NOT count without a Trade certificate)</i></p> <p><b>4 Points</b> - More than 4 years post-qualification relevant experience</p> <p><b>3 Points</b> - More than 2 and up to 4 years post-qualification relevant experience.</p> <p><b>2 Point</b> - More than 1 years and up to 2 years post-qualification relevant experience</p> <p><b>0 Point</b> - 1 years and less post-qualification relevant experience</p>		
(iii)	<p><b>Program and Methodology</b></p> <p>Proposed installation and construction methodology, logistical arrangements, Timelines, suppliers, project management, control and oversight.</p> <ul style="list-style-type: none"> <li> <p><b>Construction Programme</b></p> <p><b>10 points</b> – Construction Programme detailing all activities in the Bill of Quantities (BoQ) and all within the required timeframe.</p> <p><b>5 points</b> – The construction program incorporates some of the activities in the BoQ and is within the required period.</p> <p><b>0 point</b> – Construction Programme is not aligned with the BoQ or is not within the required timeframes.</p> </li> <li> <p><b>Methodology</b> (Between 5 to 10 pages)</p> <p><b>10 points</b> - Good methodology submitted, which is specific and tailored to suit the objective (Shows how to manage the project, cash flow projections in relation to timelines, labour projections, etc</p> <p><b>5 points</b> - An average Project Approach / Methodology Paper is submitted</p> <p><b>0 point</b> - Methodology does not Adequately Deal with the Objectives and or is too Generic</p> </li> </ul>		<b>20</b>
	<b>Total Points Awarded</b>		<b>100</b>

A bidder must achieve a minimum score of 70 points out of 100 points in stage 2 evaluation above, in order to be considered for further evaluation in terms of stage 3: financial and B-BBEE.

Bidders who achieve 70 points or more in stage 2 evaluation, will be evaluated equally in stage 3.

### **Stage 3: Financial and B-BBEE**

Price: 80 points

B-BBEE: 20 points