

**REQUEST FOR PROPOSAL INFORMATION**

RFP month	AUGUST 2022
RFP date:	12/08/2022
RFP Number	RFP 001/2022
Title of RFP	REQUEST FOR PROPOSAL: BNG HOUSING PRIVATE FUNDING PROPOSALS
Description	REQUEST FOR PROPOSAL: BNG HOUSING PRIVATE FUNDING PROPOSALS
Employer	DEPARTMENT OF CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS AND TRADITIONAL AFFAIRS OF THE NORTHERN CAPE (COGHSTA)
Employer	COGHSTA
Employer email	bslenkoe@ncpg.gov.za
Postal Address	PRIVATE BAG X5005
Town/City	KIMBERLEY
Code	8300
Physical Address1	Larry Moleko Louw Building
Physical Address2	9 CECIL SUSSMAN ROAD
Physical Address4	8301
Employer's Agent: Name	MR. P. LOOTS
Company	V3 CONSULTING ENGINEERS
Postal Address	QUINN HOUSE
Town/City	KIMBERLEY, 8300
Tel:	053-830 0433
E-mail:	philip.loots@v3consulting.co.za
Advert Date	FRIDAY, 09 SEPTEMBER 2022
Briefing Date	A NON COMPULSORY VIRTUAL briefing session will be held on MONDAY 22 AUGUST 2022 at 09H00 at the following link : https://teams.microsoft.com/l/meetup-join/19%3ameeting_Njc4N2JOTktYWVmMi00NGE0LTkyNWetYzA3NWQ5NDE4YjMx%40thread.v2/0?context=%7b%22Tid%22%3a%2288c19a74-3c3b-445a-87e0-94c155bc09cf%22%2c%22Oid%22%3a%22e9d2bce9-4fa8-4fb2-adf0-856236c17666%22%7d
RFP Documents available at	TENDER E-PORTAL - http://www.e-tenders.gov.za and www.coghsta.ncpg.gov.za
Closure Date	09 SEPTEMBER 2022
Closure Time	11H00
RFP Box Location	COGHSTA HEAD OFFICE, LARRY MOLEKO LOUW BUILDING, 9 CECIL SUSSMAN ROAD, KIMBERLEY, 8301.
General Enquiries Contact Person	Tebogo Monoametsi of CoGHSTA, Tel: (053) 807-9713, e-mail: TMonoametsi@ncpg.gov.za
Technical Enquiries Contact Person	Mr. P. LOOTS of CoGHSTA, Tel: 053 -830 0433 e-mail: philip.loots@v3consulting.co.za
Procurement Policy	Preferential Procurement Regulations, 2017 (Government Gazette No. 10684)
Functionality	A functionality criterion will be applied at evaluation. Bidders must achieve a minimum score of 70 points.
PPPFA	The bid will be evaluated on the 90:10 preference point system for all the bids that meet the minimum functionality score.

INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF COGHSTA

RFP NO.: RFP 001/2022 CLOSING DATE: FRIDAY, 09 SEPTEMBER 2022 CLOSINGTIME:11H00

DESCRIPTION:

The successful Bidder will be required to fill in and sign a written contract Form (NCP 7)

BID DOCUMENTS MAY BE DEPOSITED IN THE BID BOX SITUATED AT:

LARRY MOLEKO LOUW BUILDING

9 CECIL SUSSMAN ROAD

KIMBERLEY 8301

A NON-COMPULSORY VIRTUAL MEETING WILL BE HELD ON MONDAY, 22 AUGUST 2022 AT 09H00 AT THE FOLLOWING LINK:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_Njc4N2JjOTktYWVmMi00NGE0LTkyNWetYzA3NWQ5NDE4YjMx%40thread.v2/0?context=%7b%22Tid%22%3a%228c19a74-3c3b-445a-87e0-94c155bc09cf%22%2c%22Oid%22%3a%22e9d2bce9-4fa8-4fb2-adf0-856236c17666%22%7d

Bidders should ensure that bids are delivered timeously to the correct address. If the bid is late, it will not be accepted for consideration.

The bid box is generally open 24 (twenty-four) hours a day, 7 (seven) days a week.

ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS (NOT TO BE RE-TYPED)

THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT AND THE Preferential Procurement Regulations, 2017 (Government Gazette No. 10684), THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.

THE FOLLOWING PARTICULARS MUST BE FURNISHED.

NAME OF BIDDER:

POSTAL ADDRESS:

STREET ADDRESS:

TELEPHONE NUMBER:

CELLPHONE NUMBER:

FACIMILE NUMBER:

E-MAIL ADDRESS:

VAT REGISTRATION NUMBER:.....

HAS AN ORIGINAL AND VALID TAX CLEARANCE CERTIFICATE BEEN SUBMITTED? (NCP 2)

YES NO

HAS A B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE BEEN SUBMITTED?

YES NO

(NCP 6.1)

IF YES, WHO WAS THE CERTIFICATE ISSUED BY?

AN ACCOUNTING OFFICER AS CONTEMPLATED IN THE CLOSE CORPORATION ACT (CCA) ☐

A VERIFICATION AGENCY ACCREDITED BY THE SOUTH AFRICAN ACCREDITATION SYSTEM (SANAS);

..... ☐

OR

A REGISTERED AUDITOR ☐

(Tick the applicable box)

A B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE MUST BE SUBMITTED IN ORDER TO QUALIFY FOR PREFERENCE POINTS FOR B-BBEE)

ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS / SERVICES / WORKS OFFERED?

YES NO

IF YES, ENCLOSE PROOF

.....
SIGNATURE OF BIDDER

.....
DATE

.....
CAPACITY UNDER WHICH THIS BID IS SIGNED

.....
TOTAL BID PRICE

.....
TOTAL NUMBER OF ITEMS OFFERED

TAX CLEARANCE REQUIREMENTS

IT IS A CONDITION OF BIDDING THAT:

1. The taxes of the successful Bidder **must** be in order, or that satisfactory arrangements have been made with the Receiver of Revenue to meet his/her tax obligations.
2. The form "Application for Tax Clearance Certificate (in respect of Bidders)", must be completed in all respects and submitted to the Receiver of Revenue where the Bidder is registered for tax purposes. The Receiver of Revenue will then furnish the Bidder with a Tax Clearance Certificate that will be valid for a period of 6 (six) months from the date of issue. This Tax Clearance Certificate must be submitted in the original (or PIN), together with the bid and attached to Schedule 15. Failure to submit the **original** and valid Tax Clearance Certificate **will** invalidate the bid.
3. In bids where Consortia / Joint Ventures / Sub-Contractors are involved; each party must submit a separate Tax Clearance Certificate. Copies of the "Application for Tax Clearance Certificates" are available at any Receiver's Office.

BIDDER'S DISCLOSURE

1. PURPOSE OF THE FORM

Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

Where a person/s are listed in the Register for RFP Defaulters and / or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. Bidder's declaration

2.1 Is the bidder, or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest¹ in the enterprise, employed by the state? **YES/NO**

2.1.1 If so, furnish particulars of the names, individual identity numbers, and, if applicable, state employee numbers of sole proprietor/ directors / trustees / shareholders / members/ partners or any person having a controlling interest in the enterprise, in table below.

Full Name	Identity Number	Name of State institution

¹ the power, by one person or a group of persons holding the majority of the equity of an enterprise, alternatively, the person/s having the deciding vote or power to influence or to direct the course and decisions of the enterprise.

2.2 Do you, or any person connected with the bidder, have a relationship with any person who is employed by the procuring institution? **YES/NO**

2.2.1 If so, furnish particulars:

.....

2.3 Does the bidder or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise whether or not they are bidding for this contract? **YES/NO**

2.3.1 If so, furnish particulars:

.....

3 DECLARATION

I, the undersigned, (name)..... in submitting the accompanying bid, do hereby make the following statements that I certify to be true and complete in every respect:

3.1 I have read and I understand the contents of this disclosure;

3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;

3.3 The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium² will not be construed as collusive bidding.

3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.

3.4 The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.

² Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

- 3.5 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.
- 3.6 I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

I CERTIFY THAT THE INFORMATION FURNISHED IN PARAGRAPHS 1, 2 and 3 ABOVE IS CORRECT.

I ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME IN TERMS OF PARAGRAPH 6 OF PFMA SCM INSTRUCTION 03 OF 2021/22 ON PREVENTING AND COMBATING ABUSE IN THE SUPPLY CHAIN MANAGEMENT SYSTEM SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature	Date
.....
Position	Name of bidder



**THE DEPARTMENT CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS AND TRADITIONAL AFFAIRS
NORTHERN CAPE
RFP/001/2022**

REQUEST FOR PROPOSALS

BNG HOUSING, PRIVATE FUNDING PROPOSALS

Document Prepared by:

CoGHSTA NC PMU

V3 Consulting Engineers (Pty) Ltd.

Quinn House

KIMBERLEY

8301



August 2022

Contents

1	INTRODUCTION	10
2	BACKGROUND AND CONTEXT	11
3	PURPOSE.....	11
4	OBJECTIVES/ AIM	12
5	REQUIREMENTS OF RFP SUBMISSIONS	13
6	PROJECT DETAILS	16
7	DURATION OF PROJECTS.....	23
8	PROJECT COST.....	23
9	ECONOMIC EMPOWERMENT AND LOCAL BENEFICIATION.....	25
9.1	Black Economic Empowerment.....	25
9.2	Local Beneficiation	25
10	ASSESSMENT AND EVALUATION PROCESS.....	26
10.1	Administrative Compliance Assessment.....	26
10.2	Technical Compliance Assessment.....	27
10.3	Preferential Points	28

1 INTRODUCTION

This request for proposals is an effort for the Northern Cape, Co-operative Governance, Human Settlements and Traditional Affairs (COGHSTA) to partner and work with the Private Sector to assist with the roll-out of the Housing Program.

The Northern Cape Province has been declared as a catalyst Province and the Minister of Human Settlements indicated that the Northern Cape has the potential to be the first province to eradicate its housing backlog in South Africa. A task team was established to come up with solutions to assist the Northern Cape Province to achieve the successful eradication of the provincial backlog.

One of the major challenges that the Northern Cape Department of COGHSTA has with the delivery of housing units is the current funding baseline from the National Department. With the current allocations, the province will not achieve the goal of eradicating the provincial backlog in the next few years. The request for proposals aims to invite all stakeholders to draw up a comprehensive proposal on how the Private Sector can contribute to this challenge and contribute to the successful eradication of the Northern Cape Housing Backlog.

Guided by the promulgations of the Practice note number SCM 3 of 2003, appointment of consultants. The department identified a need to appoint a developer to privately fund and project manage the roll out of the housing program and fast track the delivery while addressing the backlog of housing units in the Northern Cape Province. The practice note number 3 of 2003, 1.3, states that consultant includes amongst others, consulting firms, engineering firms, construction managers, management firms, procurement agencies, inspection agents, auditors, other multinational organizations, investment and merchant banks, universities, research agencies, government agencies, non-governmental organizations (NGOs), and individuals.

Clause 1.4 of the practice note states that Accounting officers/ authorities may use these organizations as consultants to assist in a wide range of activities such as policy advice, accounting officers/authority reform management, engineering services, construction supervision, financial services, procurement services, social and environmental studies and identification, preparation, and implementation of projects to complement accounting officers capabilities in these areas.

2 BACKGROUND AND CONTEXT

Since 1994 national priority projects were used across sectors to ameliorate poverty in our townships. In respect of human settlements development, the aim has been to increase the provision of housing at an accelerated pace and to meet the demand.

The Department recognised the role of private sector partners and the Breaking New Ground Policy (2014) sought to enhance this role. This set the stage for high impact human settlement projects that included a range of BNG projects such as catalytic projects and mega human settlements projects. Several lessons have been learnt about project management and implementation in respect of state subsidised projects and the role of the private sector.

Key among these lessons is that well-planned and well-executed priority projects can deliver housing at an accelerated pace, particularly in the face of rising demand from an expanding urban population. Furthermore, there must be balanced partnerships where the risks and proceeds are carried equally by all parties in the partnership, there is effective contracting and governance, and a clear empowerment and transformation pathway exist.

3 PURPOSE

To invite Private Developers to submit Proposals (RFP), for appointment of a developer who will privately fund, and project manage the roll out of the housing program and fast track the delivery, while addressing the backlog of housing units in the Northern Cape Province.

The Developer should also be able to deliver housing at scale and at an accelerated pace. The Developer should have the capacity to successfully execute the project through the means of self-funding. The Department will then repay the debt to the Developer over a period not less than 10 years, but not exceeding 15 years. This will be done at about 50% of the Annual Allocation to the Provincial Department from National Human Settlement and Treasury.

The respondent/s should be a Developer with a reputable track record in the Housing Industry, should also indicate its financial capacity or the financial capacity of their Funder. The Funder should be a registered credit provider under Section 40 (1) of the National Credit Act of 2005, in the case of the Developer making use of a financial institution to assist with the funding of this project.

Respondents are to submit detailed proposals on how this project can be self (privately) funded and project managed throughout the construction phase of the project. The respondent should also include a repayment schedule indicating how the Department are to repay the debt over a period not less than 10 years, but not exceeding 15 years. All interest charges must be clearly stipulated so that an assessment can be made in terms of value for money. This proposal should

be in accordance with the specifications recorded in this RFP as elaborated further, as well as State policies and regulations that govern the provision of housing and the establishment of townships.

4 OBJECTIVES/ AIM

The Department will only issue an instruction towards the commencement of this project with the approval by the Provincial Department.

The Department aims to achieve the following outcomes through implementation of this projects:

- I. Deliver housing at scale.
- II. Bring together the technical capabilities and undertake long term planning.
- III. Introduce innovation (beyond business as usual) to complete work on time.
- IV. Enhance collaboration and partnerships between government and the private sector in the creation of sustainable human settlements.
- V. Create job opportunities
- VI. Address the provincial housing backlog.
- VII. Economic development within the province through a ripple effect of the construction activities.
- VIII. Contractor development growth within the province, considering that 87% of the provincial contractors are still on CIDB 1GB.
- IX. Employment creation through the projects that will be undertaken.

5 REQUIREMENTS OF RFP SUBMISSIONS

The Respondent's submission should be addressing the following (where applicable, the appropriate documents must be attached):

1. Cover Letter.
2. Locality of Developer (Attach proof of local Northern Cape Province office)
3. Experience of the Developer with Human Settlement Housing Projects. (Letter of Appointment, Practical Completion Certificate and Completion Certificate for all listed projects, to allow verification)
4. Methodology and Method Statement, including beneficiary administration plan. (In-depth description of how this project will be managed, from Inception up to Close Out, details of how procurement (Local Contractors, Local Suppliers, Local Plant and Equipment, and all other procurement will be done).
5. Project program with defined delivery milestones tied to the cashflow
6. Construction cash flows
7. The Developers primary (local) economic, social, and environmental impacts plans.
8. The Developers plan to ensure economic empowerment of black persons including black persons who are women, youth or persons with disabilities (vulnerable groups), and to ensure local beneficiation.
9. Stakeholders Principal Agreement (This is the proposed principal construction and development agreement which will be signed between the Developer and the Department stipulating both stakeholder responsibilities during the construction phase)
10. Stakeholders Funding Agreement (This is the proposed funding agreement which will be signed between the Developer, Funder and the Department stipulating all stakeholder responsibilities during the funding repayment phase)
11. Funding Model: (Indicate what funding model will be used, outlining the roles and responsibilities of each stakeholder. The role of a registered financial institute is critical)

12. Funding Model Track Record: (Attach proof of a project where the implementation of this Funding Model was used successfully)
13. Funding Fee Proposal (A registered financial institution should outline all costs and interest that will be charged with regards to the funding that will be needed to execute this project).
14. Funding plan payment schedule for a period not less than 10 years, but not exceeding 15 years. (All assumptions must be clearly stipulate while demonstrating the knowledge of the current budgetary capabilities of the department as mentioned in Paragraph 03 above)
15. Funders Financial Capacity: (Attach the latest financial result of the registered financial institution to indicate their financial capacity)
16. Project team and project preparation or professional team including, architect, engineers, project managers, quantity surveyors, site clerks, project coordinators, etc. Professionals' CV's, ID's, qualifications and professional registration.
17. CSD Registration: (Developer only)
18. CIDB Registration: (CIDB 9GB: Developers only)
19. Tax Compliant Certificate: (Developer only)
20. Vat Registration: (Developer only)
21. BBBEE Certificate: (Developer only)
22. COID Certificate: (Developer only)
23. NHBRC Registration: (Developer only)
24. Professional Indemnity: (Developer only)
25. Company Registration Documents: (Developer only)
26. Shareholders Agreement (Developer only)
27. Shareholding Declaration signed by the accounting officer (Developer only)
28. Directors Identity Documents: (Developer only)
29. Municipal Rates and Taxes: (Developer only)
30. Health and Safety Declaration: (Developer only)

31. Company Profile: (Developer only)

32. Three Years Audited Financial Statements (Developer only)

33. The beneficiary administration and implementation plan must also be included.

Method of Submission must include all of the following:

- a) Electronic submission on USB
- b) Hard Copy x 1
- c) Email submission will not be accepted

Physical Address:

CoGHSTA Northern Cape

Larry Moleko Louw Building

9 Cecil Sussman Road

Kimberley

8301

Enquiries:

Mr Tebogo Monoametsi

CoGHSTA NC

Supply Chain Management Unit

053 830 9400

tmonoametsi@ncpg.gov.za

Mr Philip Loots

V3 Consulting Engineers (Pty) Ltd.

053 830 0430

philip.loots@v3consulting.co.za

6 PROJECT DETAILS

The project involves the Funding and Project Management of 18 000 BNG houses in various projects in the Northern Cape Province.

(a) Each Unit should have the following minimum requirements.

18 000 off	BNG house 40m ² <ul style="list-style-type: none"> • Verification with the Department on Scoping and Prioritizing development areas of project rollout • Project Approval and Instruction to Proceed with works will be required before any works are undertaken. • Preparation of project specific Housing Business Plan for the particular project • Preparation of project specific Departmental Funding Submission • Beneficiary Administration, capturing, verification and management of approved lists (Beneficiary approvals will determine project deliverables) • Appointment of NHBRC accredited Structural Design Engineer • Completion of NHBRC Enrolment Documentation • Engineering Design of Foundation to meet site specific Geotechnical Requirements • NHBRC Enrolment • Site establishment. • Site clearance and access. • Construction of 18 000 complete top-structures and ancillary works: <ul style="list-style-type: none"> • Prepare and Submit Building Plan to Local Municipality for approval • Engineering Design, of foundation and Inspection and Engineering Certification to foundation, Superstructure and Roof. • NHBRC Enrolment • G5 fill and compaction (if and when required) • Excavations (Foundations and services connections) • Casting of Strip Foundations (if Required) • Cast Surface Bed / Raft Foundation • Building of all Brickwork (Maxi Bricks – Corojem or similar to be
---------------	---

	<p>approved)</p> <ul style="list-style-type: none"> • Plaster and Paint • Windows and Doors • Roof, Ceiling and Thermal Isolation area specific as per SANS • All plumbing and ancillaries • 1.0m Aprons all round • Disconnect Electrical Connection from Temporary Accommodation and Connect to Newly built BNG house(if required) • Application to Authority (ESKOM or Local Municipality) for the BNG unit's electrical connection • Connection to existing Water and Sewer Services • Completion of snags • Signing of "Happy Letters" • Submittal of Quality Completion pack <ul style="list-style-type: none"> • Retention Period of 3 Months Interim payments to the Developer shall be subject to retention by the Employer of an amount of 5 (five) % of the said amounts due to the Contractor. The limit of retention money is 5 (five) % of the Contract Price, including allowances for contingencies and any adjustments. A guarantee in lieu of retention is not permitted for the latent defects period. Retention will only be released 3 months after project completion and verification of zero snag items. • Penalties The following penalties will applicable on this contract: <ul style="list-style-type: none"> a) The penalty for failing to complete a house within 8 weeks of casting foundation is R 500-00 (Five Hundred Rand) per house per calendar day of delay. b) The penalty for failing to complete the total Works is R 1000-00 (One Thousand Rand) per outstanding house per calendar day of delay. <p>Further Reference should be made to the Minimum Housing Specifications as per the below requirements.</p> <p>The plan should also include Military Veterans houses, Houses built for people with disabilities and other related houses constructed by the state, with an exception to CRU or social houses.</p>
--	--

MINIMUM HOUSE SPECIFICATIONS

- Listed below are some abstracts from the SANS 10400 and also the specifications from National Housing Code, the specifications and code will be judged as the minimum requirements for these houses:
- The minimum standard is a 40m² house, consisting of a lounge/kitchen, 2 bedrooms and a bathroom;
- The installation of a ceiling with the prescribed air gap for the entire dwelling;
- The installation of above-ceiling insulation comprising a 130 mm mineral fibreglass blanket for the entire house;
- Internal walls to be plastered and painted (1 coat universal pva primer and 2 coats matt durable- Plascon, Dulux or similar quality)
- A standard basic electric installation comprising a pre-paid meter-ready board with a recessed distribution board with lid and lights and double plugs to all living areas of the house, water-tight outside lights above the front and back doors, and stove point in the kitchen area. Inclusive of Earthing and earthing peg.
- The Electrical Installation must be done by a person registered as an Electrical Contractor in terms of the Occupational Health and Safety Act of 1993 - "Electrical Installation Regulations", as well as be registered with the Local Council / Authorities;
- Must comply with the latest NHBRC specifications; SANS 10400 and SANS 1200.
- Special low E clear and opaque safety glass of all windows.
- Construction Specifications:
- Walls:
 - (i) "Brickforce" of internal walls to fully overlap that of the external walls. Masonry walls to have suitable "Brickforce" every third course and in every course above window height and in foundation walls.
 - (ii) Internal walls: plastered and painted.
 - (iii) External walls: semi-face bricks. (Corojem Maxi bricks or similar to be approved) To be sealed with approved facebrick sealant.
- Doors:
 - (i) 2.0 mm Steel cottage section windows and 1.2 mm thick steel doorframes with fixed lugs neatly built into brickwork. Windows to have standard fittings.
 - (ii) Install precast lintels over all window- and door openings.
 - (iii) Exterior 2032 x 813 x 44 mm FL&B Meranti door complete with 70 mm weather board and 3-lever lock set. Internal 2032 x 813 x 44 mm hollow core doors (commercial veneer) to be fitted with 2-lever lock set. Doors to have standard fittings.
- Windows:
 - (i) Kitchen Windows: C7 with 4 mm glass (No. = 1)
 - (ii) Bedroom Windows: C7 with 4 mm glass (No. = 2)
 - (iii) Lounge Windows: D57 with 4 mm glass (No. = 1)
 - (iv) Bathroom Windows: C1 with 4 mm obscure glass (No. 1)
 - (v) All glazing to comply with SABS 0137

- Plumbing:
 - (i) All plumbing to be carried out by a Plumber registered with the Local Council/Authorities.
 - (ii) Build-in 1700 mm bath side wall and sand bed complete with 15 mm chromium plated hot and cold taps, 40 mm bath outlet and removable fibre cement inspection panel. Neatly silicone along wall surfaces;
 - (iii) Fit one WC complete with 6 l cistern, fitments, toilet seat and flush pipe.
 - (iv) Fit one Hands basin in the bathroom with one chromium plated bib tap, 38 mm chromed waste outlet and 40 mm PVC trap, on one pair of brackets. Neatly silicone along wall surfaces.
 - (v) Provide and fit a 1200 x 535 mm single bowl sink unit with one chromium plated bib tap, 38 mm chromed waste outlet and 40 mm PVC trap, on one pair of brackets. Neatly silicone along wall surfaces.
 - (vi) Hot and cold water polycop lines to be neatly chased into walls to all sanitary fittings. Hot water to be blanked off in roof for future geyser.
 - (vii) Install angle valves and a stop cocks where applicable.
 - (viii) A 16 mm HDPE water connection to the Municipal network, inclusive of a stopcock.

- Drainage:
 - (i) Provide 1 x 15 mm bibtap over a gully at the kitchen.
 - (ii) Provide a 110 mm vent valve at the head of the 110 mm soil line.
 - (iii) Waste water pipe system to have 50 mm vent valve at highest point.
 - (iv) Provide a marked rodding eye at the head of the soil drain and at all change of direction. All pipe connections on soil drain to have inspection eyes.

- Finishes:
 - (i) Floors to be power-floated to a smooth and level finish and kept damp for a period, as per Engineer's requirements, before any brickwork commences.
 - (ii) Steel window- and door frames to have a 1 x coat red oxide factory coated primer, 1 x universal undercoat and 2 x finishing coats.
 - (iii) External timber doors: well sanded and cleaned, apply 1 coat wood stain and 2 coats external polyurethane varnish.
 - (iv) Internal doors: well sanded and cleaned, apply 1 x coat timber primer and 1 x universal undercoat and 2 coats Enamel paint.
 - (v) Window panes to be fitted with correctly prepared putty and only painted when surface is firm and dry - not to be left unpainted for too long, paint as per window frames.

- Roof:
 - (i) Engineer's designed and certified pre-fabricated nail plate roof trusses;
 - (ii) Minimum roof slope of 17.5 degrees.
 - (iii) Roof covering to be 0.5 mm corrugated chromadek roof cladding, color sandstone beige, installed according to manufacturer's specification
 - (iv) 30x1.2mm Galvanised hoop iron roof anchors at 1500mm centres on the eaves and on the centre wall including on each rafter to the gable walls. (or 4mm Wire built into brickwork for a minimum of 600mm)
 - (v) 220x12mm fibre cement tiles to truss end with 50x5mm counter sunk steel wood screw heads and apply paint as for exterior walls.
 - (vi) All sprockets to be treated with carbolineum or similar approved product.

- Ceiling:
 - (i) Ceiling to be installed in accordance to SANS 10400 and include the regional approved isolation.

- Aprons:
 - (i) Concrete strength of 20MPa
 - (ii) Maximum slump of 75mm
 - (iii) 85mm thick, 1000mm wide
 - (iv) Maximum length of panels: 2500mm with 10mm expansion joints

- COMPLETION QUALITY PACK:

The developer will be required to submit a Completion Quality Pack for each stand number in the scope of works as part of completion of the project.

Each pack will consist of the following documentation:

- (i) Signed Happy Letter
- (ii) As-built drawing of house indicating orientation on stand and services connections.
- (iii) SANS 10400 – A: Form 4 (Structure) – Signed by the NHBRC Registered Engineer
- (iv) Test Cube results
- (v) Roof Certificate
- (vi) COC – Electrical Installation

Retention payments will be retained should the above documents not be submitted per stand.

Progress Milestone must be reported on monthly and will include at least:

1. Foundation/Surfacebed
2. Wall Plate
3. Roof
4. Ceiling and Insolation
5. Electrical Installation
6. Plaster and Paint
7. Plumbing Installation
8. Doors, Windows and Ironmongery
9. Aprons
10. Completion

Payment Milestone

1. Complete BNG House
2. 5% Retention

Please note the following:

PPPFA DESIGNATED SECTOR CIRCULAR NO. 01 OF 2021/2022 INVITATION AND EVALUATION OF BIDS BASED ON A STIPULATED MINIMUM THRESHOLD FOR LOCAL PRODUCTION AND CONTENT FOR THE CEMENT SECTOR

SECTOR DESIGNATION

1. The stipulated minimum threshold percentages for local production and content in respect of bagged and bulk cement produced using locally produced raw materials are as follows:

Cement type	Description	Application	Stipulated Minimum Threshold
Cem I	Pure portland cement with a 95-100% clinker	All civil and building construction as appropriate	100%
Cem II	Portland cement containing varying additions of secondary materials, i.e. fly ash, pozzolana, slag, silica fume, or limestone	All civil and building construction as appropriate	100%
Cem III	blast furnace cement, 50% OPC, 50% blast furnace slag	All civil and building construction as appropriate	100%
Cem IV	pozzolanic cement, OPC and fly ash	All civil and building construction as appropriate	100%
Cem V	composite cement: slag and ash cement. Blended cements with more than one blending material	All civil and building construction as appropriate	100%
Masonry Cement	Mixture of Portland cement and plasticizing materials such as limestone to improve setting time	use in mortar, brick, block, and stone masonry construction	100%

2. In the designation, all the cement types contained in the above table must be manufactured using locally produced clinker and locally sourced secondary materials (eg gypsum, fly ash, ground granulated blast furnace slag, limestone and silica fume).
3. In terms of bagged cement, the imported component of the packaging bag used in the manufacture and packaging of cement will be deemed to have been sourced locally. These inputs should be imported in raw material form for further fabrication in South Africa. The imported input raw materials (paper), as specified above, used in the packaging of cement will be deemed to have been sourced locally for the purposes of calculating local content.

4. All the cement types in the above table must comply with the requirements of SANS 50197 or SANS 50413 and are required to have a Letter of Authority (LoA) issued by the National Regulator for Compulsory Standards (NRCS).

(b) The 18 000 houses can be broken down into the following projects, but is not only limited to these projects. Linked to beneficiary approval, additional projects will also be nominated and added by the Department to ensure filling and reaching the targeted 18 000 BNG Houses to be built throughout the Northern Cape:

(Per Project the number of Houses can change as and when construction starts.)

Gate Approval by the Department before any project commence will be obtained by the appointed developer)

Project Name	No. of Serviced Stands
Smarties	328
Pabalello Makweta	503
Williston	150
Jurgens Stadium	128
Calvinia	260
Ganspan	531
Breipaal	506
Rosedale 452	452
Rosedale 400	400
Rosedale 438	438
Pabalello North East	990
Dakota	409
Prieska	3622
Dunston	184
Donkerhoek	540
China Square	68
Snake Park	1700
Motswedimosa	656
Rietvale	780
Diamond Park	400

Project Name	No. of Serviced Stands
Sesheng	1265
Steinkopf	1535
Gamakor	1580
Opwag	772
Ivory Park	1175
Britstown	848
Grobbershoop	1539
Goutrou	1521
Barkley Road	1564
Barkley West	3529
Pabalello 881	881
Jacksonville	139
Grootdrink	200
Topline	180
Brandboom	150
Marydale	55
Steydenburg	63
Phillipstown	231
Loxton	51
Richmond	250

Lerato Park	736	Tjoksville	117
-------------	-----	------------	-----

7 DURATION OF PROJECTS

The planning and construction phase should not exceed 8 years.

8 PROJECT COST

The Developers Proposal must be in line with the Provincial Housing Quantum. There will be no escalation or additional costs on this project. **Pricing will automatically be adjusted in line with updates to the Housing Subsidy Quantum by the Minister.** Variations will only be accepted for factors beyond the developer's control.

Provision has also been made for hard rock excavation and transport cost which does not form part of the Housing Quantum. There has also been provision made for a developer's project management fee which is also outside the standard scope of the Housing Quantum.

Calculation of House Price

DESCRIPTION	AMOUNT
<u>SECTION 1:</u>	
Fixed price (Housing Quantum) per 40m ² BNG House: BNG House inclusive of connection to sewer and water networks	R 141 293.00
<u>SECTION 2:</u>	
Building Costs Shortfall Allowance (13%) of Quantum	R 18 368.09
<u>SECTION 3:</u>	
Geotechnical Allowance (16%) of Quantum	R 22 606.88
<u>SECTION 4:</u>	
Transport Allowance (12%) of Quantum	R 16 955.16
<u>SECTION 5:</u>	
Materials handling and Distribution Allowance (10%) of Quantum	R 14 129.30
<u>SECTION 6:</u>	
Developers Fee (8% Max) of Quantum	R _ _ _ _ _
SUB-TOTAL (SECTION 1-6)	R _ _ _ _ _

5% Contingencies	R _ _ _ _ _
TOTAL PRICE PER BNG UNIT	R _ _ _ _ _

9 ECONOMIC EMPOWERMENT AND LOCAL BENEFICIATION

In line with the State's goals to promote economic empowerment of previously and currently disadvantaged populations, the Respondent is similarly required to promote economic empowerment, primarily within the locality of the development, and through the legitimate inclusion of disadvantaged groups in all aspects of planning, delivery, and ownership of the project(s).

Procurement of Sub-contractors must adhere to the Departmental Supply Chain Management Processes.

9.1 Black Economic Empowerment

The Respondent shall commit to and ensure that:

- A minimum of 30% of the shareholding in the entity proposed to plan, execute and own the project or development, is held by black persons (black persons as defined in Broad- Based Black Economic Empowerment Amendment Act 2013 (Act No 46 of 2013)), and that such minimum level of ownership by the black persons is maintained throughout the project's lifecycle. This requirement shall be in place by the due date for submission of the Development Proposal(s) and proof thereof shall be submitted along with the Development Proposal(s); and

9.2 Local Beneficiation

The Respondent shall commit to and ensure that:

- Wherever practically possible that the developer procures goods, services and labour from entities based in the demarcated wards in which the development is taking place, failing which the local municipality, then district or metropolitan municipality, then province or nationally

10 ASSESSMENT AND EVALUATION PROCESS

Development Proposals will undergo an intensive assessment and evaluation process by the Department, which will consist of 3 distinct stages, namely:

10.1 Administrative Compliance Assessment

The Administrative Compliance stage of assessment includes, or requires that:

- a) Administrative Compliance Check that assesses whether all the submitted Development Proposals have observed all the rules and protocols set out in this RFP.
- b) Has the Developer submitted all documents as outlined in the requirements of the RFP Submitting section 5 of the RFP.
- c) Eligibility Compliance Check which assesses whether the Development Proposals that have passed the administrative compliance check align to the following minimum requirements. If a respondent does not meet these minimum requirements, they will automatically be disqualified:
 - ☐ Does the Developer have a minimum 30% black shareholding.
 - ☐ Does the Developer provide an implementation plan to achieve the requirements for economic empowerment and local beneficiation.
 - ☐ Does the Developer have a minimum (active) Grade 9 GB grading.
 - ☐ Is the Developer registered on CSD.
 - ☐ Is the Developer registered Tax Compliant.
 - ☐ Does the Developer have a valid COID Certificate.
 - ☐ Does the Developer have a valid B-BBEE Certificate.
 - ☐ Does the Developer have a valid NHBRC Certificate.
 - ☐ Has the Developer submitted a Principal Agreement
 - ☐ Has the Developer submitted a Funding Agreement

Should the Respondent not meet the minimum requirements reviewed as part of the Administrative Checks, then such Respondent shall be disqualified from the RFP process and no further evaluation shall take place. Respondents that meet the minimum requirements for Stage 1 shall proceed to be evaluated in accordance with Stage 2 criteria - Technical Compliance Assessment.

10.2 Technical Compliance Assessment

The Technical Compliance Assessment stage of the evaluation process includes or requires that:

- a) The Respondent be assessed for technical compliance.
- b) Technical compliance will be assessed based on functionality assessment criteria that have been developed by the Department and defined in Table 1 below. Any Respondent scoring below 70 of the points noted in Table 1 will be disqualified and will not be eligible for further evaluation or consideration.

Table 1: Functionality Assessment Criteria

WEIGHTS AND VALUES FOR THE FUNCTIONALITY CRITERIA		
NO.	DESCRIPTION OF SPECIFIC COMPETENCIES	WEIGHT
1	Qualification of key project team personnel involved on the project, minimum of 7 years of experience. Please attach copies of certificates and CV's	10
	<ul style="list-style-type: none"> Professional Engineer (NHBRC) + CV(s) attached. 	
	<ul style="list-style-type: none"> Professional Architect + CV(s) attached. 	
	<ul style="list-style-type: none"> Professional Legal + CV(s) attached. 	
	<ul style="list-style-type: none"> Professional Quantity Surveyor + CV(s) attached. 	
	<ul style="list-style-type: none"> Professional Technician + CV(s) attached. 	
	<ul style="list-style-type: none"> Health and Safety Professional+ CV(s) attached. (5 yrs) 	
	<ul style="list-style-type: none"> CV(s) without any attachment of qualifications mentioned above. 	
	All developers must submit CV's, Qualification / Registration Certificates with relevant bodies for the proposed professional teams to be deployed on the project. In the event that they outsource the service, they must also attach the same documentation.	
2	Developers' proven track record on previous projects experience of a similar Scope. (This track record is based on the construction background of the Developer in the Human Settlement Sector within the last 3 years)	10
	1. 2500 or more similar houses completed	
	2. 2000 or more similar houses completed	
	3. 1500 or more similar houses completed	
	4. 1000 or more similar houses completed	
	5. 500 or more similar houses completed	
	The Developer must submit the contracts or completion certificates for verification purposes. (Any falsified evidence will be subjected to Treasury Investigation that might lead to being blacklisted from doing any business with the state)	

3	Locality of Developer: (Local office in the Northern Cape Province)		5
4	Project program with defined milestones tied to the cashflow		10
5	Construction cash flows		10
6	Methodology and Method Statement, including beneficiary administration plan. With reference to Paragraph 5, bullet 4 on page 06		20
7	The Developers primary (local) economic, social, and environmental impacts plan. Paragraph 5, bullet 7 on page 06		5
8	The Developers plan to ensure economic empowerment of black persons including black personswho are women, youth, or persons with disabilities (vulnerable), and to ensure local beneficiation. Paragraph 5, bullet 8 on page 06		5
9	Funding Model: (Indicate what funding model will be used outlining the roles and responsibilities of each stakeholder. The role of a registered financial institute is critical) Paragraph 5, bullet 11 on page 06		5
10	Funding Model Track Record: (Attach proof of a project where the implementation of this Funding Model was used successfully) Paragraph 5, bullet 12 on page 14		10
11	Funder Financial Capacity: Funder should submit their latest annual report.		10
	1. The Funders Assets exceeds R 10 billion	10	
	2. The Funders Assets exceeds R 5 billion	5	
	3. The Funders Assets exceeds R 1 billion	2	
	4. The Funders Assets does not exceed R 1 billion	0	
	Funder should submit their latest annual report		
TOTAL POINTS FOR FUNCTIONALITY 100			

10.3 Preferential Points

Breakdown of points:

	POINTS
<i>Price (where price is fixed)</i>	90
<i>B-BBEE Status Level of Contribution</i>	10
<i>Total points for Price and B-BBEE must not exceed</i>	100

A maximum of 10 (ten) tender evaluation points will be awarded for preference to Tenderers with responsive tenders, who are eligible for such preference, in accordance with the criteria listed below.

B-BBEE Status Level of Contributor

B-BBEE Status Level of Contributor	Number of Points
1	10
2	9
3	6
4	5
5	4
6	3
7	2
8	1
Non-compliant contributor	0