

Request for Proposals (RFP)

For the Planning, Design, Construction, Supervision and Close out (Turnkey) of a Multi-Purpose Centre in Kenton-on-Sea in the Ndlambe Local Municipality, Eastern Cape Province.

RFP No. 3343/25/11/2019

Date of issue:	Friday, 08 November 2019	
Compulsory briefing Session	Monday, 18 November 2019 Time : 11:00-12:00 Venue: Kenton-on- Sea Municipal Offices Boardroom Place: Kenton-on-Sea Municipal Office	
Closing date:	Monday, 25 November 2019	
Place:	Tender box, CSIR Main Reception, Gate 3 (North Gate)	
Enquiries	Strategic Procurement Unit	E-mail: tender@csir.co.za
CSIR business hours	08:00 – 16:30	
Sector	Professional Services	

TABLE OF CONTENTS

1	INTRODUCTION	4
2	BACKGROUND	4
3	INVITATION FOR PROPOSAL	4
4	PROPOSAL SPECIFICATION	4
5	FUNCTIONAL EVALUATION CRITERIA	7
6	ELIMINATION CRITERIA	8
7	NATIONAL TREASURY CENTRAL SUPPLIER DATABASE REGISTRATION	9
	SECTION B – TERMS AND CONDITIONS	10
8	VENUE FOR PROPOSAL SUBMISSION	10
9	TENDER PROGRAM	10
10	SUBMISSION OF PROPOSALS	10
11	DEADLINE FOR SUBMISSION	11
12	AWARDING OF TENDERS	11
13	EVALUATION PROCESS	11
14	PRICING PROPOSAL	11
15	VALIDITY PERIOD OF PROPOSAL	12
16	APPOINTMENT OF SERVICE PROVIDER	12
17	ENQUIRIES AND CONTACT WITH THE CSIR	12
18	MEDIUM OF COMMUNICATION	13
19	COST OF PROPOSAL	13
20	CORRECTNESS OF RESPONSES	13
21	VERIFICATION OF DOCUMENTS	13
22	DISBURSEMENTS	14
23	ADDITIONAL TERMS AND CONDITIONS	14
24	CSIR RESERVES THE RIGHT TO	15
25	DISCLAIMERS	15
26	DECLARATION BY THE TENDERER	16
27	CHECKLIST FOR PROPOSAL COMPLIANCE	17

28	ANNEXURE “A” SCORE SHEET TO EVALUATE FUNCTIONALITY	18
29	ANNEXURE A1: CLIENT BRIEF	21
30	ANNEXURE A2: CLIENT BRIEF _CONCEPT DRAWINGS	22
31	ANNEXURE A2: CLIENT BRIEF _ SITE PLAN	25
32	ANNEXURE A2: CLIENT BRIEF _LIST OF TECHNOLOGIES	26

1 INTRODUCTION

The Council for Scientific and Industrial Research (CSIR) is one of the leading scientific research and technology development organisations in Africa. In partnership with national and international research and technology institutions, CSIR undertakes directed and multidisciplinary research and technology innovation that contributes to the improvement of the quality of life of South Africans. The CSIR's main site is in Pretoria while it is represented in other provinces of South Africa through regional offices.

2 BACKGROUND

CSIR has been appointed by the Department of Science and Innovation (DSI) as its Implementing Agent for the design and construction of a new Multi-Purpose Centre in the Ndlambe Local Municipality (NLM), Kenton-on-Sea in the Eastern Cape. A Project Brief (Annexure "A1") has been developed in consultation with the DSI and NLM. The Brief captures the requirements of the NLM and the DSI.

3 INVITATION FOR PROPOSAL

Proposals are hereby invited for a Contractor/ Service Provider for the implementation of a turnkey project (plan, design, construct, supervise and closeout) of a Multi-Purpose Centre for NLM on the designated site, sponsored by the DSI, under contract to the CSIR.

4 PROPOSAL SPECIFICATION

All proposals are to be submitted in a format specified in this RFP.

4.1 Scope of Services

The Contractor/ Service Provider shall provide the services related to the requirements and scope of work as described, including but not limited to the following:

4.1.1 Requirements

- The Contractor/ Service Provider must define their methodology.
- The Contractor / Service Provider must submit monthly progress reports to CSIR;
- The progress and quality of the Planning, Design, Construction, Supervision and Close out of the project may be independently monitored by the CSIR and/ or its nominated agent. The Contractor/ Service Provider will be required to permit access to, cooperate with and respond to such activities.
- The Contractor / Service Provider must ensure that each work stage (1 - 6) is signed off by CSIR before commencing on the next stage.
- The Contractor / Service Provider must liaise, co-operate and provide the necessary information with all project stakeholders in all work stages.

- The Contractor / Service Provider must provide the CSIR with a construction guarantee.
- The Contractor/ Service Provider shall ensure that all works comply with the applicable law, including: Public Finance Management Act (PFMA), Construction Industry Development Board (CIDB) regulations, local authority requirements, the Occupational Health and Safety Act (OHSA), National Environmental Management Act (NEMA) and the National Building Standards Act.

4.1.2 Planning

- Convene a project team;
- Inspect the site and advise on the necessary surveys, analysis, tests and site or other investigations, where such information will be required;
- Confirm the services and scope of work required;
- Develop a project program and execution plan; and
- Prepare a scoping report.

4.1.3 Design, Implementation and Site Monitoring

- Liaise, cooperate and share information with project sponsors and other parties contracted by the client throughout the different stages of the project and on request;
- Preparation of preliminary design report;
- Incorporate technology /equipment from the sponsor as part of the design;
- Preparation of preliminary budget and value engineering;
- Preparation of detail and final design;
- Submission of drawings to local authority and ensuring approval;
- Preparation of working drawings;
- Preparation of final cost estimate (Budget);
- Compilation of contract documents (Contract information, Bill of Quantities, Contract specification, etc.);
- Construction
 - Receive, accommodate and incorporate technologies/equipment received from project sponsors;
- Site monitoring/supervision during construction

4.1.4 Close out

- Preparation of a close-out report, certificates of compliance, as-built drawings and final accounts

4.2 Competencies of service provider

- Good knowledge of Building Construction of relevance to the MPC as evidenced by:
 - Track record of use of innovative building technologies and materials;

- Track record of fast-tracking buildings; and
- Proven experience in application of green building concepts, processes and practices.
- The Contractor/ Service Provider must have the necessary/ relevant construction experience and must be able to put together a consortium of built environment professionals and include the following services :
 - Architecture, civil & structural engineering, electrical and mechanical engineering (including fire services), landscaping, occupational health & safety (OHS) and green building and the environment.
- Good knowledge of all relevant national, provincial and municipal legislation, policies, strategies, norms and standards;
- Proven project management skills;
- Ability to produce systematic, comprehensive and informative documents and reports on an ongoing basis;
- Stakeholder management:
 - Ability to work with the community and resolve issues that may arise;
 - Ability to work with external consultants and specialists appointed by the client.

4.3 Pricing Schedule

4.3.1 The pricing schedule must include a summary table listing the cost of each work stage including VAT and all professional fees.

4.3.2 Value added or additional services (priced separately)

4.4 Credentials

The tenderer must submit the following (Important: Refer to the Evaluation Criteria Section and provide the applicable information, with relevant reference to Themes):

- 4.4.1 A company or consortium profile of the tenderer(s) which concisely summarises the tenderer's relevant experience, including a list of relevant current/recent work, each with a contactable reference.**
- 4.4.2 A Key Personnel Summary Table 1 containing the name, function and number of hours for each team member in the project to accompany PART 1. Cross-references to applicable Work Stages are required. For key team members, submit an abridged CV which clearly illustrates the member's relevant credentials.**
- 4.4.3 The Competent Person who will take overall responsibility, lead and oversee the design, engineering and compliance, must be Professional Engineer in the built environment registered with the Engineering Council of South Africa (ECSA) or the South Africa Council for the Architectural Profession**

(SACAP). The competent person must provide a letter from a duly authorised representative acknowledging this role and provide proof of the applicable professional indemnity insurance.

- 4.4.4 The construction works must be the responsibility of the Contractor with a track record of relevant construction experience, CIDB grade 4GB or over, traceable via the CIDB. A letter of support from a duly authorised representative of the Contractor acknowledging this role is required.**

5.4 Methodology

The proposal must provide a statement on methodology which the successful bidder will implement. The scope of work is to be identified. Roles and responsibilities are to be allocated with reference to key personnel (cross reference Table 1). Planning, Design, Construction, Supervision and Close out shall be separately described. The methodology must cover, inter alia, plausible project plans to meet time, costs and quality specifications, and shall include.

- Project Management
 - Proposed contractual arrangements, subcontracts, and appointments
 - Including Community Liaison Officer to be appointed by the successful bidder,
 - Project programme (Gantt Chart)
 - Financial planning management and cash flow
 - Quality assurance plan
 - Risk management plan
- State route to compliance for:
 - National Building Standards Act, entailing National Building Regulations and SANS 10400, as applicable.
 - Application of Innovative Building Technologies (e.g. Agrément certificate licensee; SANS 517:2013)
 - Local authority approval
 - NEMA
 - OHSA
- High level coordination, communication and stakeholder engagement plans
 - Ndlambe Housing Project (concurrently and on a portion of the same site);
 - Social facilitator (appointed by NLM);
 - Local Project manager (appointed by NLM);
 - Community Liaison Office;
 - NMU's representative

5 FUNCTIONAL EVALUATION CRITERIA

5.1 The evaluation of the functional / technical detail of the proposal will be based on the following criteria:

The functionality evaluation criteria will be based on the following:

Functional Factors	T O	Weight
a. Methodology	T	10
b. Relevant practice/ discipline experience	A L	25
c. Relevant key personnel experience		20
d. Local presence	1 0	20
e. Management skills	0	25

5.2 Proposals with functionality / technical points of less than the pre-determined minimum overall percentage of **70%** and less than **50%** on any of the individual criteria will be eliminated from further evaluation.

5.3 Refer to **Annexure A** for the scoring sheet that will be used to evaluate functionality.

6 ELIMINATION CRITERIA

Proposals will be eliminated under the following non-negotiable conditions:

- Submission after the deadline;
- Proposals submitted at incorrect location;
- Failure to submit proof of registration with the relevant professional council; and
- Failure to provide the CSIR with an original or certified copy of their B-BBEE certificate issued by SANAS accredited agency or a valid sworn affidavit in line with DTI regulations

7 NATIONAL TREASURY CENTRAL SUPPLIER DATABASE REGISTRATION

Before any negotiations start with the winning bidder, it will be required from the winning bidder to:

- be registered on the National Treasury's Central Supplier Database (CSD). Registrations can be completed online at: www.csd.gov.za;
- provide the CSIR of their CSD registration number.
- Preference will be given to Level 1 - 4 B-BBEE suppliers
- B-BBEE certificate must be issued by SANAS accredited agency or a valid sworn affidavit in line with DTI regulations

SECTION B – TERMS AND CONDITIONS

8 VENUE FOR PROPOSAL SUBMISSION

All proposals must be placed in the tender box at:

- **CSIR GATE 03 - Main Reception Area** (in the **Tender box**) at the following address
Council for Scientific and Industrial Research (CSIR)
Meiring Naudé Road
Brummeria
Pretoria

9 TENDER PROGRAM

The tender program, as currently envisaged, incorporates the following key dates:

- Issue of tender documents: Friday, 08 November 2019
- Briefing session / site inspection etc.: Monday, 18 November 2019
 - Time: 11:00-12:00
 - Venue: Kenton-on- Sea, Municipal Offices Boardroom
 - Place: Kenton-on-Sea Municipal Office
- Closing / submission Date: Monday, 25 November 2019
- Appointment concluded and site handover Friday, 17 January 2020
- Estimated contract duration 5 Months

Final works completion and turnkey hand over is required on or before 15 June 2020

10 SUBMISSION OF PROPOSALS

10.1 All proposals are to be sealed. No open proposals will be accepted.

10.2 All proposals are to be clearly marked with the RFP number and the name of the tenderer on the outside of the main package. Proposals must consist of two parts, each of which is placed in a separate sealed package and clearly marked:

PART 1: Technical Proposal: RFP No.: **3343/25/11/2019**

PART 2: Pricing Proposal, B-BBEE and other Mandatory Documentation:

RFP No.: **3343/25/11/2019**

The pricing proposal is the last to be opened and therefore should not contain other mandatory documentation. It is only opened if the tenderer has met all other requirements. All other documents should therefore be part of PART1.

10.3 Proposals submitted by companies must be signed by a person or persons duly authorised. A company resolution or power of attorney to this effect must be attached to the bid.

10.4 The CSIR will award the contract to the successful tenderer whose proposal is determined to be closest to the requirements stipulated in the RFP, taking into consideration the technical (functional) solution, price and B-BBEE status.

11 DEADLINE FOR SUBMISSION

11.1 Proposals shall be submitted in the tender box at the address stated above no later than **Monday, 25/11/2019**. The CSIR business hours are between 08:00 – 16:30.

11.2 Proposals received by the CSIR later than the due date and at an incorrect location will be regarded as a late tender. Late tenders will not be considered.

12 AWARDING OF TENDERS

12.1 Awarding of tenders will be published on the National Treasury e-tender portal or the CSIR's tender website. No letters of regret will be sent out.

13 EVALUATION PROCESS

13.1 Evaluation of proposals:

All proposals will be evaluated by an evaluation team for functionality, price and B-BBEE status. Based on the results of the evaluation process and upon successful negotiations, the CSIR will approve the awarding of the contract to successful tenderers.

A two-phase evaluation process will be followed.

- The first phase includes evaluation of **elimination** and **functionality criteria**,
- The second phase includes the evaluation of **price** and **B-BBEE** status.

Pricing Proposals will only be considered after functionality phase has been adjudicated and accepted. Only proposals that achieved the specified minimum qualification scores for functionality will be evaluated further using the preference points system.

13.2 Preference points system

13.2.1 The **80/20** preference point system will be used where **80** points will be dedicated to price and **20** points to B-BBEE status.

13.2.2 The tenderer shall prepare for a possible presentation should CSIR require such and the tenderer shall be notified timeously.

14 PRICING PROPOSAL

- 14.1** Price needs to be provided in South African Rand (incl. VAT), with details on price elements that are subject to escalation and exchange rate fluctuations, if any, clearly indicated.
- 14.2** Only firm prices* will be accepted during the tender validity period. Non-firm prices** (including prices subject to rates of exchange variations) will not be considered.

**Firm price is the price that is only subject to adjustments in accordance with the actual increase or decrease resulting from the change, imposition, or abolition of customs or excise duty and any other duty, levy, or tax which, in terms of a law or regulation is binding on the contractor and demonstrably has an influence on the price of any supplies, or the rendering costs of any service, for the execution of the contract;*

***Non-firm price is all prices other than “firm” prices.*

- 14.3** Payment will be according to the CSIR Payment Terms and Conditions.

15 VALIDITY PERIOD OF PROPOSAL

Each **proposal** shall be valid for a minimum period of three (3) months calculated from the closing date.

16 APPOINTMENT OF SERVICE PROVIDER

- 16.1** The contract will be awarded to the tenderer who scores the highest total number of points during the evaluation process, except where the law permits otherwise.
- 16.2** Appointment as a successful service provider shall be subject to the parties agreeing to mutually acceptable contractual terms and conditions. In the event of the parties failing to reach such agreement within a mutually agreed date after provisional appointment date, CSIR reserves the right to appoint an alternative supplier.
- 16.3** The Contractor/ Service Provider or the successful tenderer will be appointed for the duration of the project which incorporates any necessary project related extensions. The Service Provider is to note that once appointed, work will be expected to commence at very short notice. This is due to the urgent nature of the project. Failure to adhere to this may result in the Service Provider being removed from the project.

17 ENQUIRIES AND CONTACT WITH THE CSIR

Any enquiry regarding this RFP shall be submitted in writing to CSIR at tender@csir.co.za with **“RFP No 3343/25/11/2019 – The Planning, Design, Construction, Supervision and Close out (Turnkey) of a Multi-Purpose Centre in Kenton-on-Sea in the Ndlambe Local Municipality, Eastern Cape Province.”** as the subject.

Contact by any means whatsoever with CSIR personnel is not permitted during the RFP process other than as required through existing service arrangements and/or as requested by the CSIR as part of the RFP process. Any form of canvassing by the tenderer to any member of staff or supplier, for purposes of influencing the award of the contract, will automatically disqualify the tenderer from the evaluation process. Tenderers shall not offer or give any consideration of any kind to any employee or representative of the CSIR as an inducement or reward for doing, or refraining from doing, any act in relation to the obtaining or execution of this or any other contract with the CSIR.

18 MEDIUM OF COMMUNICATION

All documentation submitted in response to this RFP must be in English, unless otherwise indicated under technical specification.

19 COST OF PROPOSAL

Tenderers are expected to fully acquaint themselves with the conditions, requirements and specifications of this RFP before submitting proposals. Each tenderer assumes all risks for resource commitment and expenses, direct or indirect, of proposal preparation and participation throughout the RFP process. The CSIR is not responsible directly or indirectly for any costs incurred by tenderers.

20 CORRECTNESS OF RESPONSES

- 20.1** The tenderer furthermore confirms satisfaction regarding the correctness and validity of their proposal and that all prices and rates quoted cover all the work/items specified in the RFP, and that prices and rates quoted cover all obligations under any resulting contract.
- 20.2** The tenderer accepts that any mistakes regarding prices and calculations will be at their own risk.

21 VERIFICATION OF DOCUMENTS

- 21.1** Tenderers should check the numbers of the pages to satisfy themselves that none are missing or duplicated. No liability will be accepted by the CSIR in regard to anything arising from the fact that pages are missing or duplicated.
- 21.2** **One hard copy and one electronic copy (CD or USB memory key)** of each proposal must be submitted. In the event of a contradiction between the submitted copies, the hard copy shall take precedence.
- 21.3** Telegraphic and telefax proposals will not be accepted.
- 21.4** Pricing schedule and B-BBEE credentials should be submitted with the proposal, but as a separate document and no such information should be available in the technical proposal.

It's standard practice to have only the price and pricing schedule in a separate envelope. If

CSIR RFP No: 3343/25/11/2019 Multi-Purpose Centre in Kenton-on-Sea Site Page **13** of **27**

a tenderer does not submit a valid B-BBEE then the Part 2 envelope containing the price is not opened at all.

21.5 If a courier service company is being used for delivery of the proposal document, the RFP description must be endorsed on the delivery note/courier packaging to ensure that documents are delivered to the tender box, by the date and time as mentioned above.

21.6 Proposals must be placed in the tender box as stipulated in this document.

22 DISBURSEMENTS

22.1 The turnkey proposal should make provision for all travel, fees, and sundries. Any envisaged expenses over and above should be clearly identified and separately priced.

23 ADDITIONAL TERMS AND CONDITIONS

23.1 A tenderer shall not assume that information and/or documents supplied to CSIR, at any time prior to this request, are still available to CSIR, and shall consequently not make any reference to such information document in its response to this request.

23.2 A copy/s of any affiliations, memberships and/or accreditations that support your submission must be included in the tender.

23.3 In case of proposal from a joint venture, the following must be submitted together with the proposal:

- **Joint venture Agreement including split of work signed by both parties;**
- **Each party's B-BBEE and Tax Clearance Certificate;**
- **Proof of ownership/shareholder certificates/copies of Identity document; and**
- **Company registration certificates.**

23.4 An omission to disclose material information, a factual inaccuracy, and/ or a misrepresentation of fact may result in the disqualification of a tender, or cancellation of any subsequent contract, and legal action.

23.5 The supplier shall under no circumstances offer, promise or make any gift, payment, loan, reward, inducement, benefit or other advantage, which may be construed as being made to solicit any favour, to any of the CSIR employees or its representatives. **Such an act shall constitute a material breach of the Agreement and the CSIR shall be entitled to terminate the Agreement forthwith, without prejudice to any of its rights, including seeking legal action.**

23.6 CSIR's decision on tenders received shall be final and binding.

23.7 Failure to comply with any of the terms and conditions as set out in this document will invalidate the Proposal.

24 CSIR RESERVES THE RIGHT TO

- 24.1** Extend the closing date;
- 24.2** Request documentary evidence regarding any tendering issue;
- 24.3** Award this RFP; and
- 24.4** Cancel or withdraw this RFP

25 DISCLAIMERS

This RFP is a request for proposals only and not an offer document; answers to it must not be construed as acceptance of an offer or imply the existence of a contract between the parties. By submission of their proposals, tenderers shall be deemed to have satisfied themselves with and to have accepted all Terms & Conditions of this RFP. The CSIR makes no representation, warranty, assurance, guarantee or endorsements to tenderers concerning the RFP, whether with regard to its accuracy, completeness or otherwise and the CSIR shall have no liability towards tenderers or any other party in connection therewith.

26 DECLARATION BY THE TENDERER

Only tenderers who completed the declaration below will be considered for evaluation.

RFP No: 3343/25/11/2019.

I hereby undertake to render services described in the attached tendering documents to CSIR in accordance with the requirements and task directives / proposal specifications stipulated in RFP No. **3343/25/11/2019** at the price/s quoted. My offer/s remains binding upon me and open for acceptance by the CSIR during the validity period indicated and calculated from the closing date of the proposal.

I confirm that I am satisfied with regards to the correctness and validity of my proposal; that the price(s) and rate(s) quoted cover all the services specified in the proposal documents; that the price(s) and rate(s) cover all my obligations and I accept that any mistakes regarding price(s) and rate(s) and calculations will be at my own risk.

I accept full responsibility for the proper execution and fulfilment of all obligations and conditions devolving on me under this proposal as the principal liable for the due fulfilment of this proposal.

I declare that I have no participation in any collusive practices with any tenderer or any other person regarding this or any other proposal.

I accept that the CSIR may take appropriate actions, deemed necessary, should there be a conflict of interest or if this declaration proves to be false.

I confirm that I am duly authorised to sign this proposal.

NAME (PRINT)

CAPACITY

SIGNATURE

NAME OF FIRM

DATE

WITNESSES

1

2

27 CHECKLIST FOR PROPOSAL COMPLIANCE

Note that the Proposal must be submitted in two Parts as per 10 (SUBMISSION OF PROPOSALS)

PART 1	TECHNICAL PROPOSAL	<i>J</i>
	Methodology	
	Company profile	
	Key personnel summary Table 1	
	Key personnel CVs	
	Other mandatory documents	
PART 2	PRICING PROPOSAL	
	Pricing schedule (Annexure 3)	
	B-BBEE certification, B-BBEE certificate must be issued by SANAS accredited agency or a valid sworn affidavit in line with DTI regulations	
Hard copy	Hard Copy of PART 1 and PART 2	
Electronic	Electronic Copy (CD or USB drive) of PART 1 and PART 2	

28 ANNEXURE “A” SCORE SHEET TO EVALUATE FUNCTIONALITY

Scores will be allocated as follows:

Competence Criterion	Key Aspects of Criterion	Points Allocation		Total Points
Methodology	Proper work plan	No submission	0	
		Poor – inadequate information	1	
		Satisfactory – sufficient details	5	
		Good – well laid out and detailed work plan	7	
		Excellent – exceptionally laid out and thoroughly detailed work plan	10	
Relevant company experience - construction capability	CIDB registration	No submission or less than Grade 4	0	
		Grade 4 or higher	10	
	Contactable reference	No submission	0	
		Construction works successfully completed including green building, fast-tracking or Innovative Building Technology	5	
		Construction works successfully completed including green building, fast-tracking and Innovative Building Technology	10	
	Capacity (organogram)	No submission	0	
		One staff complement	1	
		Two to three staff complement	5	

		Four to five staff complement	10	
Relevant key personnel experience – professional team	Five years minimum experience Any years below the minimum is zero	No submission	0	
		less than 5 years	0	
		five years	5	
		Six to nine years	10	
	Registration with the relevant statutory council of designated Competent person	No submission/ not compliant	0	
		Proof of registration with SACAP or ECSA, professional indemnity insurance and letter acknowledging role	10	
	Full professional team identified for disciplines: architecture, civil & structural engineering, electrical and mechanical engineering (including fire services), landscaping, occupational health & safety (OHS) and green building and environment.	CVs for all professionals	10	
		CVs for more than five professionals	5	
		No submission or less than five professionals identified.	0	
Local presence	Has a fully operational practice in the area	Has an arrangement with an associate professional practice in the area	1	
		Has a fully operational practice in the Eastern	5	

		Cape		
		Has a fully operational practice within 100 kilometers of Ekuphumleni (Kenton on Sea)	10	
		No submission	0	
Management skills	List of past managed projects (indicating cost and duration and contact details)	Listed but no details	0	
		Less than three projects, about R2,5m worth in total	5	
		Four or more projects, more than R3,5m worth in total, and includes components of green building and innovative technologies	10	
TOTAL				100

29 ANNEXURE A1: CLIENT BRIEF

The brief and concept drawing of the Multi-Purpose Center was developed by German Partners for localization and further development. The concept drawing is as shown in **Annexure A2**.

The development of this plan is based on the following assumptions:

1) Type of building

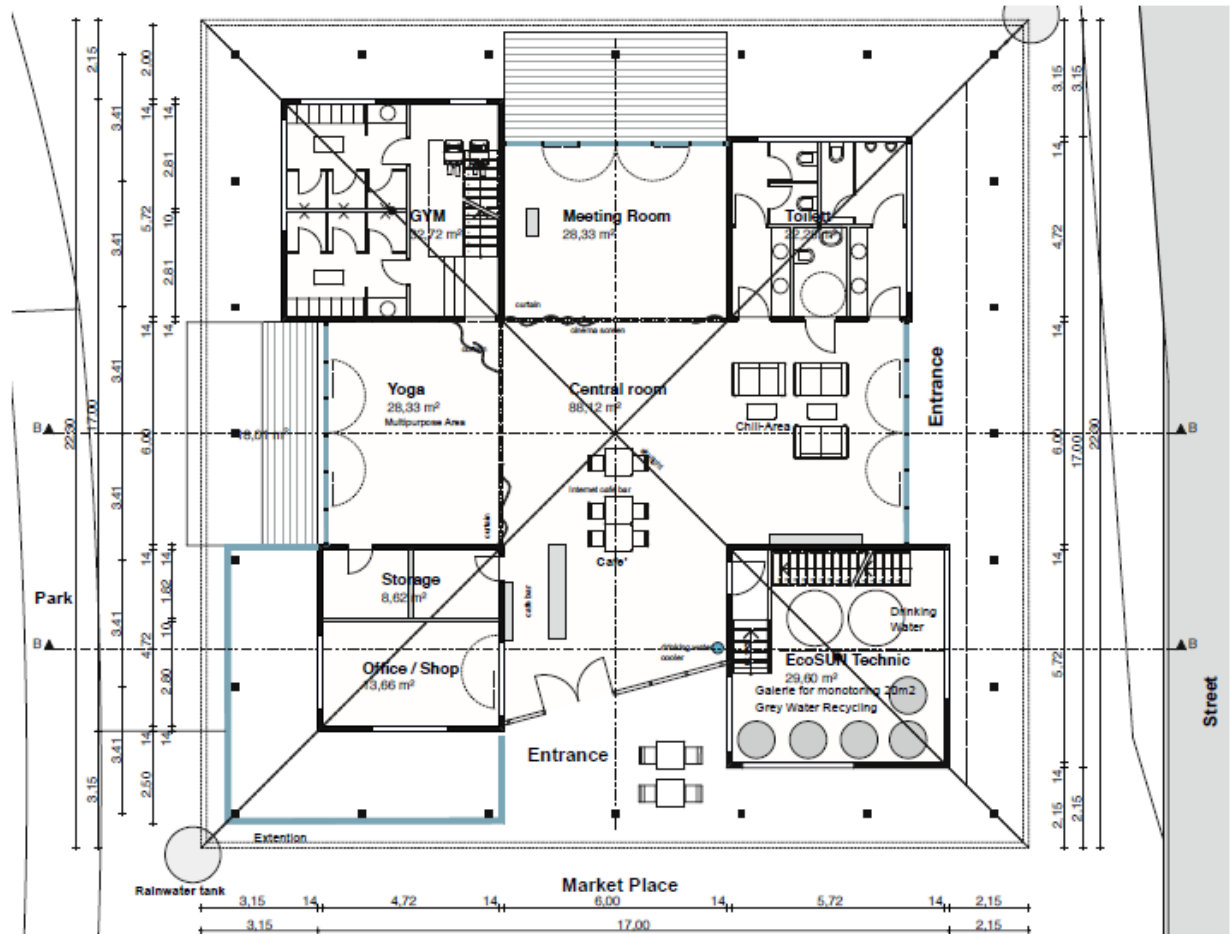
The Multi-Purpose Centre will be a 'green' and innovative building in terms of its design, the materials used in its construction, and the technologies used.

2) Space usage

On a piece of land measuring about 1 hectare, a Multi-Purpose Centre of about 300 m² (usable area) will be established comprising the following:

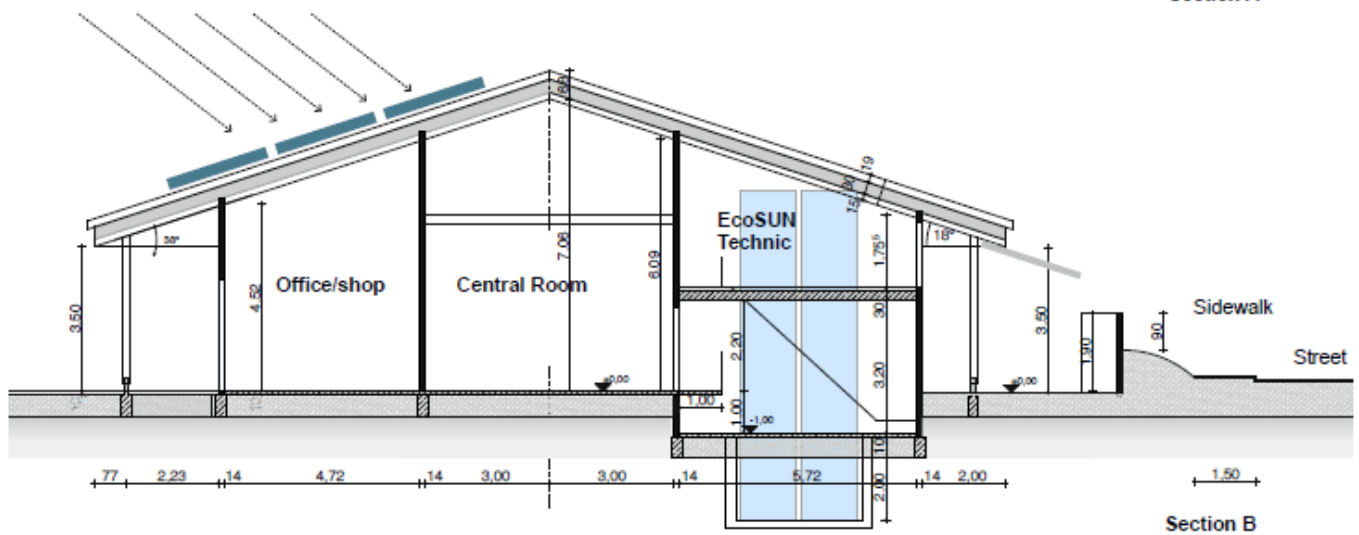
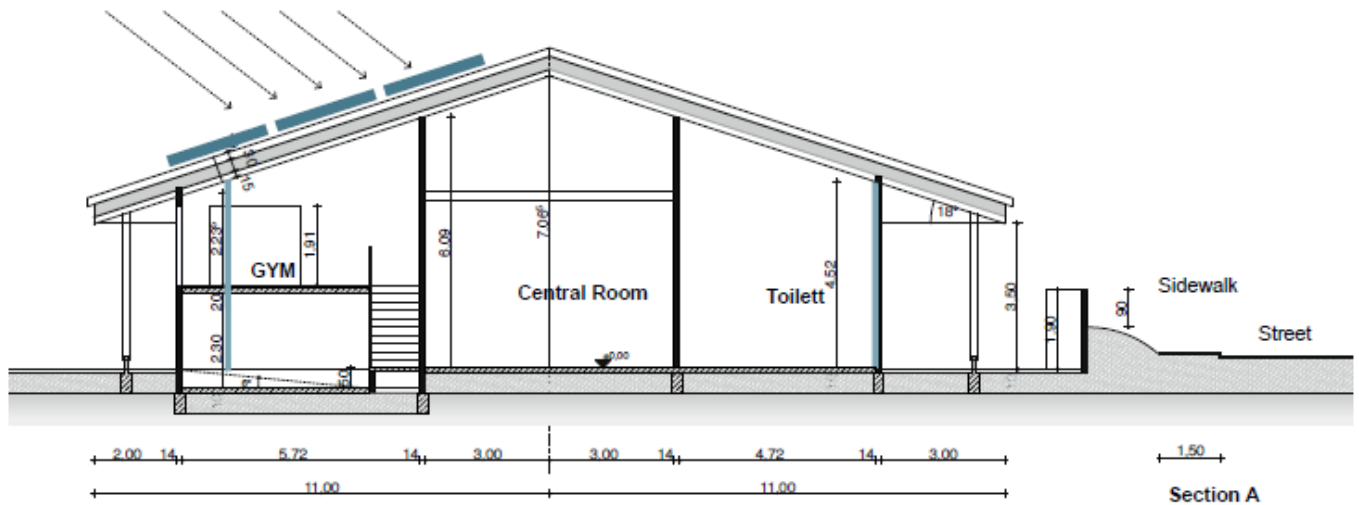
- a. Gymnasium and yoga spaces - two storeys (61.05 m²)
 - Gymnasium (32.72 m²)
 - Yoga room (28.33 m²)
- b. Multifunctional spaces (106.45 m²)
 - Meeting room (28.33 m²)
 - Central Hall with café and relaxation area (88.12 m²)
- c. Administration spaces (22.28 m²)
 - Reception and general office/ shop (13.66 m²)
 - Storage – 8.62 m²
- d. Support spaces (71.14 m²)
 - Ablution/ Toilet (22.28 m²)
 - Greywater Technical rooms - 2 storeys (48.86 m²)

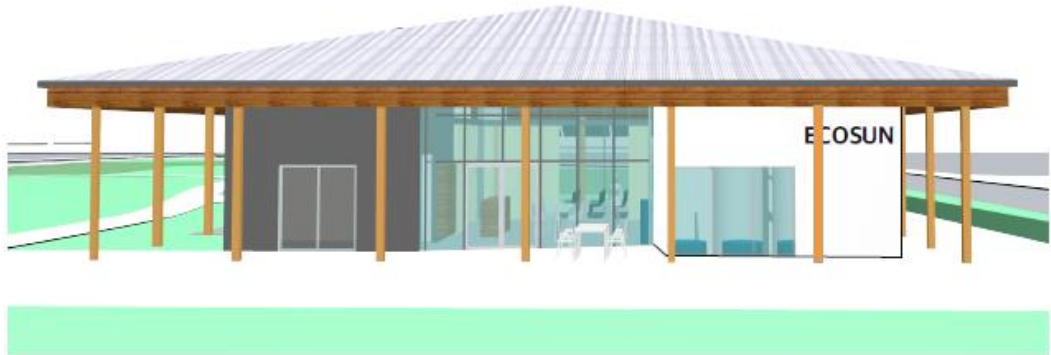
30 ANNEXURE A2: CLIENT BRIEF _Concept Drawings



Nota bene:

Tenderers to note that there is no concept upper floor plan showing the gymnasium and the greywater technical rooms – refer to Sections A & B. – however this is included in the scope of work





view entrance



view street



31 ANNEXURE A2: CLIENT BRIEF _ Site plan



32 ANNEXURE A2: CLIENT BRIEF _List of technologies

32.1 List of sponsored technologies to be incorporated into the design:

Category	Technology
Electricity	Photovoltaic panels (25kW power) and batteries Solar water heater
Building	Grey water recycling system to be reticulated to ten houses on the site. Reticulation and return reticulation to the houses is within the scope of the RFP and to be provided by the successful bidder. Solar space heating and ventilation system Tap water preparation system

32.2 List of technologies to be incorporated into the design (not sponsored/ donated):

Category	Technology
Electricity	Distributed electricity grids
Building	Innovative Building Technologies system (Agrément Certified or equivalent) 1200 x 1200 Skylight Heat reflective roof Vent window frames Solar chimney Insulation Bio-toilets Rainwater harvesting
Road surfaces	Permeable paving (Part of SUDS) Air purifying concrete blocks Recycled material Marginal material
Lighting	Solar street lighting (Mast lighting) Solar external lights (Building lighting) LEDs

	Motion sensors Daylight sensors
Solid waste management	Waste sorting and lockable storage facilities (yard, paving and equipment) with vehicle access. Not shown on the plan.
ICT & Security	Wi-Fi Surveillance
Business hub	Wi-Fi ICT Phone charging (plug points) Outdoor gymnasium
Urban agriculture	Plant boxes Communal plot SUDs
Green walls & social amenities	Green infrastructure Solar screens (vertical planting) Green walls (Tree planting) Constructed wet lands for black water demonstration

Notes:

1. The Multi-Purpose Centre is not intended to be off-grid: alternative technologies are to be supplemented by connecting to municipal bulk-services.
2. Geotechnical report is available for nearby sites which can be used as a bidding reference and will be shared at the briefing session. An Environmental Impact Assessment is not required. Proposals are to take all shared reports into consideration.
3. The bidder shall include provision for the Site Development Plan (SDP) and for coordinating with the urban and regional planner, who has been appointed by the NLM for the purpose of obtaining zoning permissions.
4. A surveyor will be appointed by NLM.