

RFP 32/2020 APPOINTMENT OF A QUALIFIED SERVICE PROVIDER (GRADE 7GB OR HIGHER) FOR TURNKEY SOLUTION FOR SARS DURBAN PIER STATE WAREHOUSE REFURBISHMENT DURBAN HARBOUR, KWAZULU-NATAL.


RFP Communication #1

Question and Answer Table

No	Question	Answer
1.	Will the services such as water and electricity be provided free of charge to the contractor during the construction process?	Yes, the site already has an electricity point and water point. SARS will not meter these and will be provided free of charge for site establishment purposes.
2.	What is the basis of the Bill of Materials as supplied in the tender document?	The bill was compiled based on information that was received from the previous service providers and cannot be regarded as accurate. Therefore, the bidders are no longer required to price the Bill but to use it as a guideline for scope of works and pricing their lump sum cost
3.	Please could you confirm if all the drawings and plans are approved?	This will be confirmed and a response will be published in due course

4.	I wanted clarity, is an assessment report a mandatory requirement upon submission of the tender package?	The Assessment Report should form part of the Method statement and Evaluation criteria but is not a mandatory requirement.
5.	Has the clients requirements changed since the last design was implemented?	The requirements have not changed
6.	Are there any quality reports available from the previous Consultants?	These will be sourced and shared with the winning bidder.
7.	Are we required to prepare a method statement for this tender?	Yes, this will form part of the technical evaluation.
8.	Can the site still be inspected?	Yes, Bidders will be granted access to the site throughout the tender period.
9.	Would you indicate at what percentage completion is the building?	About 60%
10.	Would you allow for one more day to view the site?	Yes, Bidders will be granted access to the site throughout the tender period
11.	Is it possible to get an extension on the submission date of the tender?	This has been granted to 07 April 2021
12.	How then do you compare everyone on a common base? So the BOQ at this stage takes precedence.	<p>Bidders will be compared on the total tender offer inclusive of:</p> <ul style="list-style-type: none"> • Once off assessment • The construction lump sum cost • Professional fees
13.	Are we costing this project based on the original Bill's of Quantities that have been attached to the tender documentation or according to a preliminary estimate on what we feel need's to be done in order to complete the necessary scope of work's please advise?	The costing is based on the preliminary estimate on what the bidders deemed as what needs to be done in order to complete the necessary scope of works. The original BOQ and drawings are

		issued as a guide to indicate the original project intent and client requirements.
14.	Will you set up a distribution list on email, or will you only make use of the website.	Website is used to publish any communication
15.	How do we handle the material on Site (uninstalled material) left behind by the previous contractor?	The bidders are expected to utilise any usable material on site and should factor this in the lump sum cost.
16.	Regarding the above tender, I would like to confirm whether there was a Virtual meeting scheduled for today (17 March 2021) as per the CIDB advert or just the site visit scheduled for 19 March 2021, as per SARS website?	Please take note that there is no briefing scheduled for 17 March 2021. However, there is a site visit for all interested bidders to be held at the Warehouse on Friday, 19 March 2021 at 10am- 14pm
17.	The BOQ's makes provision for a JBCC contract whilst other sections of the document calls for the FIDIC Agreement – Which is the correct document?	Please note the correct document is FIDIC
18.	Is this a re-measurable contract based on the BOQ's issued or is this a lump sum contract?	This is a lump sum contract.
19.	<p>Item C of the Excel document Annexure C1 Final Draft Pricing Template issued with the document :</p> <p>1) Scope of Alteration works % - Please provide details of what you expect to be included in this item</p> <p>2) Scope of Duplication works - Please provide details of what you expect to be included in this item</p>	<p>Alteration Works % - this a percentage costs to be allocated to against total construction work which includes alterations post assessments reports and redesign.</p> <p>Duplication works – these costs should include any duplication works on the design.</p>




20.	<p>The attached tender extract page 8 has reference. Few more questions pertaining to this:-</p>  <p>Professional Indemnity.pdf</p> <p>Generally, Construction Companies do not have their own PI but rather reliant on their team of professionals' PI. Their PI cover is generally significantly adequate that the contractor calls upon in any event.</p> <p>Does this clause (on the attachment) imply the successful contractor becomes responsible for the current state/structural integrity of the existing structure?</p> <p>Is the project subject to re-measure after the completion of works?</p> <p>May we please urgently have your kind favourable response to our request on the trailing of emails?</p>	<p>Agreed. The Contractor would have to ensure that his/her professional team have the necessary professional indemnity insurance.</p>
21.	<p>The fan specifications on the BOQ are different to the fans mentioned on the drawing. Please clarify?</p> <p>The BOQ is calling for wall mounted split units only but the drawing refers to midwall, cassettes and under ceiling splits.</p> <p>The dry air compressor, the cyclone extractor and motor control centre are not detailed on the drawing and no specifications are provided.</p> <p>Kindly provide a pipe schematic for the condense water installation.</p>	<p>The bill was compiled based on information that was received from the previous service providers and cannot be regarded as accurate. Therefore, the bidders are no longer required to price the Bill but to use it as a guideline for scope of works and pricing their lump sum cost</p>
22.	<p>Please advise what application the cyclone hopper is required for?</p>	<p>The bidder is to determine from the design drawings and specification</p>

23.	<p>Why is the contractor required to provide professional indemnity insurance? Can our professional consultants not provide their professional indemnity insurance</p>	<p>SARS will be entering into an agreement with the appointed contractor and not directly with the professional consultants. The Contractor would have to ensure that his/her professional team have the necessary professional indemnity insurance.</p>										
24.	<p>Who will be taking responsibility for the work completed on site by the previous contractor?</p>	<p>The previous contractor will be responsibility for the work completed on site. Bidders are expected to identify poor workmanship and quality deficiencies and include rework in the method statement and tender offer.</p>										
25.	<p>Are the building plans approved by the municipality</p>	<p>This will be confirmed and the answer will be published.</p>										
26.	<p>Why are the engineering and architects services required from work stage 1 as the designs and BOQ have been prepared by others?</p>	<p>The provision from Stage 1 is to allow for flexibility should such service be required. This will not be for everything, it may be for certain aspects.</p>										
27.	<p>Electrical works:</p> <p>It appears that they may be duplications for the cost for the electricals which refers to the either the same area and/or the same equipment.</p> <table border="1" data-bbox="152 1141 1232 1284"> <tr> <td data-bbox="152 1141 235 1212">73</td> <td data-bbox="235 1141 313 1212"></td> <td data-bbox="313 1141 884 1212">Electrical Works</td> <td data-bbox="884 1141 1008 1212"></td> <td data-bbox="1008 1141 1232 1212"></td> </tr> <tr> <td data-bbox="152 1212 235 1284">73</td> <td data-bbox="235 1212 313 1284"></td> <td data-bbox="313 1212 884 1284">Electrical</td> <td data-bbox="884 1212 1008 1284"></td> <td data-bbox="1008 1212 1232 1284"></td> </tr> </table>	73		Electrical Works			73		Electrical			
73		Electrical Works										
73		Electrical										

73		Motor Control Centre c/w instrumentation, locks and switches, switchgear and termination of incoming cable, to house the following switchgear			
73	95	Primary condenser water pumps (chilled water and condenser water)	Item	1	
73	96	Power supply to VRV system	Item	1	
73	97	Cooling tower Fan and VSD	Item	1	
73	98	Cooling tower spray pumps	Item	1	
73	99	Controls	Item	1	
73	100	1 cubicle for future use	Item	1	
73	101	Wiring from MCC to all equipment	Item	1	
73	102	Plant room wiring	Item	1	
74	103	Electrical field wiring to all equipment to include cable ways, conduits and supports	Item	1	
74	104	Wiring from MCC to all equipment in chiller plant room (size 2)	Item	1	
74	105	Variable Speed Drives	Item	1	

	74	106	c/w wiring from isolator to drive and equipment 15Kw, IP 45	Item	1	
28.	Cyclone:					
	There is no cyclone system shown on the drawing, is this part of the HVAC scope of works?					
	78		Cyclone			
	78	160	Cyclone c/w hopper and collector mounting frame and filters, 2200 l/s @ 700Pa	No	1	
	78	161	Rigging	No	1	
	78	162	Dry air compressor instillation connected to the refers pulse filtration system	No	1	
	78		Electrical Extraction System			
	78	163	Motor Control Centre c/w instrumentation, locks and switches, switchgear and termination of incoming cable, to house the following switchgear, extraction air-fan, and controls	No	2	
	78		Electrical Cyclone System			
78	164	Motor Control Centre c/w instrumentation, locks and switches, switchgear and termination of incoming cable, to house the	No	1		

			following switchgear, extraction air fan and controls			
	78	165	Plant room wiring	No	3	
	78	166	Electrical field wiring to all equipment	No	3	
	78	167	To include all cable ways, conduits and supports	No	3	
29.	<p>With regards to the ducting it is measured in meter squared and not meters – please clarify.</p> <p>Kindly note that the drawing does not match the BOQ. Please advise how you want us to proceed</p>					
30.	<p>Aircon and Ventilation.</p> <p>Water cooled VRV system, total number of indoor units on drawings not the same as BOQ. May we please have the VRV piping schematic.</p>					<p>The given drawings are the only available ones for the site and detail the newly proposed VRV HVAC installation; otherwise, we do not have a separate schematic drawing for piping only. Piping can be traced via indoor units positioning or can be estimated using construction drawings because they have dimensions.</p> <p>Furthermore we do not have any AS built drawings because currently there are no Aircons system installed onsite, service provider can simply use construction drawings to estimate their piping layout.</p>

31.	Position of MCC panel	There is no Aircon or any Motor control center installed at site. Only an incomplete chiller situated onsite but not installed.
32.	Require ESP for all fans	Greetings, ESP;s for FANS can be installed to remove the duct frictional losses.
33.	Cooling capacity and quality of midwall split on drawings and on BOQ differ. Further, there are discrepancies between cooling capacities of indoor and outdoor set.	Yes, we need different type of cooling capacities for different rooms, depending on the volume and the number of occupants to occupy that space. There are two systems that is required to be installed at site, chiller system and the split wall is managers office. The given drawings are short and does not resemble what is onsite.
34.	Fencing Can we please have drawings for this section of the works	  K018- SARS STATE PIER WAREHOUSE- \ K018- SARS STATE PIER WAREHOUSE- \
35.	BIM Will a REVIT BIM model will be made available from the previous consultants team, or are we required to redraw / re-compile all of the construction documentation as part of the project deliverables?	No, BIM model is available, only limited AutoCAD architectural layout drawings are available. So we cannot guarantee that all pdf drawings are available in AutoCAD
36.	We kindly request an Excel BOQ for tender no: RFP32/2020.	 Annexure C - BOQ for Durban State W:

37.	<p>There are still several drawings missing with reference to the BoQ.</p> <p>WD220 – Joinery</p> <p>WD601 – Aluminium shopfront</p> <p>WD600 – Roller shutter door</p> <p>WD620 – Window schedule</p> <p>WD700 – Joinery</p>	<p>WD220 – Joinery. Drawings provided on the website, refer to Annexures</p> <p>WD600 – Roller shutter door. Drawings provided on the website, refer to Annexures</p> <p>WD601 – Aluminium shopfront. Drawings provided on the website, refer to Annexures</p> <p>WD620 – Window schedule.</p> <p>WD700 – Joinery. Drawings provided on the website, refer to Annexures</p>
38.	<p>MEP – Could you please send us specifications to enhance what has been given on the drawings. For example on the Mechanical Drawings some items do not indicate volumes and pressures. Also Extraction Fans specifications are required.</p>	
39.	<p>Fans</p> <p>We require the Air Flow and Static Pressure (Pa) for the Axial fans. FA2 is not in the BOQ, do I have to add this on or show separately.</p>	
40.	<p>Cooling Tower</p> <p>The required water flow rate and temperatures for the closed-circuit cooler.</p>	
41.	<p>Please issue drawing as referenced below.</p> <p>Page 41 Item 14</p> <p>1100mm High galvanized mild steel balustrade comprising 50mm diameter handrail fixed to and including 1000mm high galvanised mild steel posts fixed to</p>	

	concrete floor at 1100mm centres, and 10mm mild steel horizontal intermediate rails at 100mm centres, all complete as per Drawing WD 620 Rev 0 annexed to these Bills of Quantities	
42.	Ditto Drawing numbers WD 700 and WD 220, as mentioned on Pages 27+28 Items 7-9	

Errata

No	Document	Ref	Original Text / Description	Corrected Text / Description
1.	<u>BOQ reference to JBCC</u>	Annexure C: Bill of Quantities	The agreement is to be the JBCC Series 2000 Principal Building Agreement, 6.2 Edition May 2018, and other contract documents that together form the contract between the employer and contractor BUILDING AGREEMENT AND PRELIMINARIES The JBCC Principal Building Agreement contract data form an integral part of this agreement	The agreement is to be the FIDIC Pland and Design Build 1999 Yellow book and other contract documents that together form the contract between the employer and contractor BUILDING AGREEMENT AND PRELIMINARIES. The FIDIC Plant and Design 1999 Yellow book contract data form an integral part of this agreement

Documents Re-issued

No	Original Document	Updated / New Version
1	<u>Annexure C: Bill of Quantities</u>	Amended Bill of Quantities Durban State warehouse R1
2	<u>Annexure C1: Price template</u>	Amended Final Draft Pricing template DBN State Warehouse Project