



ACSA RESPONSE TO BIDDERS' QUESTIONS (CLARIFICATION 4)

Date: 18 July 2025

No.	Item Reference	Questions	Responses
1	5.7- Company Experience Schedule Template	Please confirm that there is no other template that should be used to complete the project profiles/ company experience other than the table/ schedule under form 5.7 only.	Confirmed. Requirements as set out in Functional Criteria must be complied with.
2	5.7- Company Experience Project Types	<p>Please confirm if projects that have been completed outside of South Africa can be included under the project experience schedule and key personnel experience/ projects.</p> <p>i.e. Our organisation has completed projects in other parts of Africa, the UK, Europe and Middle East to a construction value of R500 million and we would like to include those project profiles as part of our submission.</p>	Confirmed.
3	4.2- Returnables	For team that have a subcontracting agreement, please confirm if you require the submission of an organogram/ subcontracting structure?	Refer to RFP requirements on Subcontracting.
4	C2.2- Price Schedule; Level 3 Full Time Supervision	<p>Please confirm if we should provide a rate for a single (1no.) site agent in the submission?</p> <p>If we need to price for multiple site agents/ propose a number of site agents for each location, there will be inconsistency in the tender returns for adjudication, the number of site agents proposed will differs across submissions.</p> <p>If we need to price for multiple site agents per property, can we attached a separate resource schedule to show the allocation or</p>	<p>Refer to page 33 of contract document, minimum of one per site (total 8). Bidders may use their discretion if they determine more Level 3 resources are required per site.</p> <p>However pricing is limited to a monthly fee for all of the Level 3 full time supervision deliverables for the particular site.</p>



		can you provide us a number/ allocations of the number of site agents per site?	
5	C3- Scope of Work; Implementation Plan	Are we required to submit a methodology or programme execution plan?	Not required for evaluation, however, it is required upon award.
6	Insurances	Please confirm if our understanding of the insurances is correct in that the Client (ACSA) will be responsible for the necessary insurances as mentioned in the contract but that the deductibles will be borne by the consultant and the consultant should have sufficient insurance to cover this in the event of a claim?	<p>The statement is correct. Service Providers need to have enough insurance to cover the deductibles, the listed indemnity amounts are the minimum amounts that they must cover. Consultants must present proof of the following insurance covers listed on paragraph 1.6:</p> <ul style="list-style-type: none"> • Aviation liability for an indemnity limit not less than R300 000 • Public liability for an indemnity limit not less than R75 000 • Professional indemnity for a limit not less than R5 million (for projects less than R50 million), not less than R10 million (for projects above R50 million)
7	C2.1-2 Fees Calculation For Engineering Services	Is there an indication of the value/% of spend allocated to the engineering services anticipated specifically for each location? The fees calculation for engineering disciplines is normally calculated based on the actual works value and not overall project value. The architect, PM & QS fees can be calculated based on the overall project value.	<p>Refer to “Estimated Construction Spend” Column in the Fee Schedule.</p> <p>Bidders are expected to price an aggregated fee percentage against the estimated construction spend for each site. The aggregated fee must be inclusive of all disciplines required for the contract. Bidders shall have discretion in how they formulate the aggregated fee percentage.</p>



8	C2.1-8 Fees & Disbursement Schedule	<p>nder pricing data The preamble states that incidental disbursement costs are included in the fee and/ or rates but that contradicts the item (e) listed under the disbursement schedule</p> <p>On the disbursement schedule Item (e) states that disbursements will be paid at cost, upon submission and approval of proof. However, item (c) states that disbursements/ expenses (listed) shall be deemed inclusive of the professional fees submitted. Please clarify if item (e) or item (c) is the correct/ valid standing regarding disbursements.</p>	The incidental disbursement cost referred to in the preamble relate to travel, accommodation and car hire, which is included as part of the fees. Bidders must refer to item “c” of the disbursement schedule where travel, accommodation and other exclusions are noted as being excluded from the disbursement schedule. Therefore, the exclusions as listed in the disbursement schedule will not be reimbursed as a disbursement and must be factored into the fees.
9	C2.1-8 Fees Item 8	The pricing data refers to 4 meetings at KSIA. Will meetings not be scheduled at each location?	This error is corrected as follows: “Minimum of 1 meeting per month to be held at ACSA’s corporate office at ORTIA. The JMT should expect to have one site meeting every month on each site aligned with the JMT service, however, this may be amended from time-to-time.”
10	C3.3.4- Programme, Progress Reporting & Meetings 2.5- Meetings	<p>'The Consultants' key personnel attend all meetings.</p> <p>With us identifying only one key personnel in this submission, it will not be possible for the key personnel identified to attend all meetings as stated, for all locations.</p> <p>I.e. If there are 4no. meetings per month, per location, that totals 32 meetings in a single month.</p> <p>Can it alternatively be stated that meetings will be scheduled by cluster with the project director attending the necessary meetings?</p>	<p>Refer to response on Question 9.</p> <p>NEC Contract section C3.3.4 on page 45 is revised as follows:</p> <p>A total of 9 meetings per month is expected, one meeting to be held at the ACSA corporate office and 8 meetings on-site.</p> <p>Corporate Office meetings – All key resources are expected to attend.</p>



			On-site meetings – will be chaired by the project manager and key resources will be determined by the work package and/or requests through the JMT for the attendance of specific key resources.
11	C3.2- General Matters Item 2	<p>The construction scope of works has not been clearly defined and is ambiguous. For items 2.1, 2.2 and 2.3 we are not in agreement as no site data/ project briefs have been shared for this programme of works.</p> <p>We request that the successful bidder be provided the opportunity to satisfy himself with the necessary information to validate their fees and proposed resource allocations etc.</p>	<ol style="list-style-type: none"> 1. The Service is based on the planned refurbishment of Commercial assets within each site. 2. Bidders have been provided an opportunity to physically inspect each of sites. 3. Conditional Assessments and detailed scopes of works are expected to be formulated through this Service. 4. Bidders are expected to price accordingly taking these considerations into account. 5. The Fees paid will be aligned to the total construction value per work package. Bidders must therefore ensure adequate provisions are made in their aggregated fee percentage. <p>It is emphasised that payment will be based on actual construction costs at the percentage agreed to in the contract. This ensures that any unknowns are factored into the JMT fees. Furthermore, a provision is made for any additional specialised services which may be needed and will be reimbursed at</p>



			cost plus agreed markup. Therefore, offers made will be regarded as firm and will not be amended after award.
12	C3.2- General Matters Item 5.3	The programme of works for each sub-project and the master programme (PMO) delivery, can only be ascertained once clear individual project briefs/ scope of works and budgets have been validated and approved by the Client (ACSA).	The JMT will be expected to work within the allocated 60-month duration for the full programme. The durations of each work package will be further refined once condition assessments and scopes of works have been developed and will be required to align to the 60-month programme. Exceptional circumstances will be treated on a case-by-case basis aligned with ACSA's governance policies and procedures.
13	C1.2a- Contract Data X13- Performance Bond	We would seek a retention agreement service (to match 10% value) instead of a performance bond for professional services of this nature. Our company does not provide/issue performance bonds (legal team restriction)	A Performance Bond is required as per the NEC Contract requirements
14	C2.1-8 Fees	Is there a minimum project value that the fee basket % will be based on? Hypothetically, if the project value for a particular airport is much lower than/or at a very low end of the project value range (say R2m), is the fee basket still applicable? Or do we have to submit a caveat/ qualification in our offer for a minimum project value? For that fee basket to be applied.	The estimated construction spend per site is based on best available estimates at ACSA's disposal. The actual construction costs may vary based on the outcomes of the assessments and scope of works agreed to. ACSA is not in a position to provide a minimum project value as the project value will be determined based on the infrastructure needs on the work packages. Bidders are not allowed to deviate from the RFP tender requirements.