SPECIAL REQUIREMENTS

SPECIAL REQUIREMENTS: E3/2025/2026

- 1. The bid will be evaluated as follows:
 - 1.1 **ALL 3** of the Special Requirements (GATE 1) must be satisfied. These requirement constitutes a **non-negotiable technical gate**. Bidders who fail to comply with this requirement will be **disqualified from further evaluation**, and their proposals will not be scored on functionality.
 - 1.2 **Evaluation of Special Requirements** (GATE 1). is based on the submission of a single document: the **Agrément South Africa Certificate**, which must satisfy all three Special Requirements. These requirements constitute a non-negotiable technical threshold. Failure to meet any one of the conditions will result in automatic disqualification, and the bid will not proceed to functionality scoring.
 - 1.3 Assessment on Functionality (Separate from price): 100 points (GATE 2)
 - 1.4 Assessment on price: **80** points
 - 1.5 Specific goals: 20 points
- 2. All bids will be subjected to qualify for Special Requirements (GATE 1). Bidders who satisfy SPECIAL REQUIREMENT 1 to 3 will be further evaluated for Functional Requirements (GATE 2) and will be required to achieve a minimum of score minimum of 70 points for functionality in total to be further evaluated for price.

NB: BIDDERS WHO DO NOT SUBMIT THE SPECIAL REQUIREMENTS DOCUMENT(S) WILL NOT BE CONSIDERED FURTHER.

This Special Requirements Criteria is set out as follows:

SPECIAL REQUIREMENT	FUNCTIONAL REQUIREMENT EVALUATION CRITERIA	REQUIREMENT DESCRIPTION	EVIDENCE: ANNEXURE CODE	EVALUATION CRITERIA			
SPECIAL	THE BIDDING COMPANY MUST	The bidder has submitted an originally certified copy of a valid Agrément SA Certificate. The certificate must be issued by	Annexure Ref Code:	Has the bidder submitted an originally certified copy of the Agrément South Africa Certificate?			
REQUIREMENT 1	BE REGISTERED WITH AGRÉMENT SA	Agrément SA and certified by a Commissioner of Oaths within the last 3 months.	A	 If the result is "YES", proceed to evaluate Special Requirements 2 and 3 If the result is "NO", Bidder is automatically disqualified and Special Requirements 2 and 3 need not be further evaluated. 			
SPECIAL REQUIREMENT 2	THE AGRÉMENT SA CERTIFICATE SUBMITTED BY THE BIDDING COMPANY REFLECTS THE REQUIRED SYSTEM CLASSIFICATION	The submitted Agrément SA certificate classifies the bidder's ABT system under the category 'Building Systems'	Annexure Ref Code:	Does the bidder's submitted Agrément SA certificate classify the ABT system under the category 'Building Systems'? If the result is "YES", proceed to evaluate Special Requirements 3 If the result is "NO", Bidder is automatically disqualified and Special Requirements 3 need not be further evaluated.			
SPECIAL REQUIREMENT 3	THE AGRÉMENT SA CERTIFICATE SUBMITTED BY THE BIDDING COMPANY CONFIRMS THAT THE ABT SYSTEM IS APPROVED FOR THE CONSTRUCTION OF BUILDINGS CLASSIFIED AS OCCUPANCY CLASS G1 (OFFICES)	The certificate provides that the ABT system is approved for the construction of Occupancy Class G1 (Offices) as defined in SANS 10400: Table 1 of Regulation A20(1).	Annexure Ref Code:	Does the bidder's submitted Agrément SA certificate confirm that the ABT system is approved for the construction of buildings classified under Occupancy Class G1 (Offices)? If the result is "YES", the Bidder is fully compliant for Special Requirements (Gate 1) and may proceed to be evaluated for Functionality If the result is "NO", Bidder is automatically disqualified.			

FUNCTIONALITY REQUIREMENTS

EVALUATION / FUNCTIONALITY CRITERIA: E3/2025/2026

NB: Bidders who score below 70 Points out of 100 Points in the assessment of functionality will not be considered further.

This Evaluation/Adjudication Criteria is set out as follows:

EVALUATION CATEGORY	FUNCTIONAL CATEGORY DETAIL	EVIDENCE: ANNEXURE CODE	EVALUATION CRITERIA	TOTAL WEIGHT/SCORE OF FUNCTIONALITY	
EVALUATION CATEGORY 1	TECHNICAL PROPOSAL SUBMISSION	В	B TECHNICAL PROPOSAL SUBMISSION		
	TRACK RECORD AND EXPERIENCE	C1	3 × APPOINTMENT LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS	20	
EVALUATION CATEGORY 2	TRACK RECORD AND EXPERIENCE	C2	3 × COMPLETION CERTIFICATES CORRESPONDING WITH THE APPOINTMENT LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS SUBMITTED IN ANNEXURE C1		
EVALUATION CATEGORY 3	CAPACITY	D1	ORGANOGRAM	20	
EVALUATION CATEGORY 3	CVs AND PROFESSIONAL REGISTRATION OF PROFESSIONAL TEAM		- 20		
EVALUATION CATEGORY 4	PROOF OF FINANCIAL ABILITY TO DELIVER THE SERVICE			10	

All the necessary documentation must be submitted for the Evaluation Panel to make an informed evaluation. Evaluation of the Technical (Quality) Requirements will be based on the information provided by the bidder

ANNEXURE B

TECHNICAL PROPOSAL SUBMISSION

FUNCTIONAL CATEGORY	CATEGORY REQUIREMENTS	EVALUATION CRITERIA	MAX POINTS	DETAILED EVELUATION CRITE SCORE ALLOCATION	RIA AND		SCORING
				Complete description of the ABT in narrated, including manufacturer details, material composition, and certification information.	2 pts	/2 pts	EVALUATOR'S NOTES:
	PROPOSED ABT SYSTEM	Full ABT description, suitability for project		Bidder's suitability rationale for selected ABT system is clearly articulated and justification is provided for its suitability in terms of project context	2 pts	/2 pts	
		context, photos of similar projects, technical brochures	10	Proposed ABT system supporting Test Data and Technical Data is attached	2 pts	/2 pts	
		biocitures		Photos of similar installations	2 pts	/2 pts	
				Proposed ABT system brochure(s) is/are attached	2 pts	/2 pts	
ANNEXURE B TECHNICAL PROPOSAL				TOTAL	10 Pts	/10 pts	
SUBMISSION				Functional Space (Offices) and operational space layouts are attached	4 pts	/ 4pts	EVALUATOR'S NOTES:
50 POINTS			16	Functional Space (Offices) and Operational/Support space layouts comply with Norms and Standards	3 pts	/3 pts	
	DESIGN CONCEPT	Compliance with norms & standards, functional		Parking design and Access Routes layouts are attached	4 pts	/4 pts	
	AND SPATIAL STRATEGY	layouts, parking, access, ventilation/daylighting integration		Parking design and Access Routes layouts are logical and comply with relevant planning norms and regulations	3 pts	/3 pts	
				Layouts articulate effective integration of ventilation & daylighting	2 pts	/2 pts	
				TOTAL	16 pts	/16 pts	

			The submission articulates a comprehensive site preparation strategy detailing clearance, grading, temporary works, setting out, soil stabilization, utility connections, environmental safeguards, and traffic/access management, demonstrating readiness for efficient construction commencement.	3 pts	/3 pts	EVALUATOR'S NOTES:
			The submission outlines the step-by- step execution methodology from site establishment through to final handover in adequate detail.	3 pts	/3 pts	
CONSTRUCTION	Comprehensive site preparation, execution strategy, realistic		The submission presents realistic timeline with milestones are articulated as either a Table or Gantt	2 pts	/2 pts	
METHODOLOGY & PROGRAMME	timeline, logistics plan, compliance of HVAC/electrical/fire/ plumbing with SANS	15	The logistics plan, including material storage, sequencing of works, and contractor supervision approach is described fully and in detail	2 pts	/2 pts	
			The submission provides detailed HVAC - Electrical - Fire Protection; and Plumbing - solutions, each demonstrating compliance with the relevant SANS codes, including system layouts, performance specifications, energy efficiency considerations, and integration with building safety and operational requirements.	5 pts	/5 pts	
			TOTAL	15 pts	/15pts	
_	Demonstrated thermal performance, maintenance cycles, and lifespan aligned with		Submission provides verifiable data or evidence of the ABT system's thermal performance.	2 pts	/2 pts	EVALUATOR'S NOTES:
SUSTAINABILITY & DURABILITY		6	Submission outlines clear and realistic maintenance cycles for the ABT system.	2 pts	/2 pts	
CONSIDERATIONS			Submission justifies the ABT system's expected lifespan in relation to the project's intended use.	2 pts	/2 pts	
			TOTAL	6 pts	/6 pts	

MAINTENANCE &		Submission presents a structured and practical preventative maintenance plan for the ABT system.	1 pts	/1 pts	EVALUATOR'S NOTES:
POST- COMMISSIONING PLAN	3	Submission provides a detailed warranty schedule with defined service intervals and support provisions and after-sales support.	2 pts	/2 pts	
		TOTAL	3 pts	/3 pts	
	/50 pts				

TRACK RECORD AND EXPERIENCE

ANNEXURE C1

3 × APPOINTMENT LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS

<u>ANNEXURE C2</u>

3 × COMPLETION CERTIFICATES
CORRESPONDING WITH THE APPOINTMENT
LETTER/PURCHASE ORDERS/CONTRACTUAL
AGREEMENTS SUBMITTED IN ANNEXURE C1

FUNCTIONAL CATEGORY	CATEGORY REQUIREMENTS	EVALUATION CRITERIA	MAX POINTS	DETAILED EVELUATION CRITE SCORE ALLOCATION	RIA AND		SCORING
				3× Signed appointment letters/ contractual agreements/purchase orders in the bidder's name, within the last 5 years, for construction of office/commercial buildings built using ABT	10 pts		EVALUATOR'S NOTES:
	Bidders are to provide three		2× Signed appointment letters/ contractual agreements/purchase orders in the bidder's name, within the last 5 years, for construction of office/commercial buildings built using ABT	6 pts	/10 pts		
	ANNEXURE C1	(3) signed appointment letters/contractual agreements/purchase orders in the name of the bidder, issued by public or private sector clients within		1× Signed appointment letter/ contractual agreements/purchase orders in the bidder's name, within the last 5 years, for construction of office/commercial buildings built using ABT	2 pts		
	ANNEXURE C1 3 × APPOINTMENT LETTERS/ PURCHASE ORDERS/ CONTRACTUAL	the last five (5) years (i.e. the project was project awarded in or after 2020) for projects of a similar scope (i.e. office or commercial buildings,	10	0 or NO Signed appointment letter/ contractual agreements/purchase orders in the bidder's name, within the last 5 years, for construction of office/commercial buildings built using ABT	0 pts		
TRACK RECORD AND EXPERIENCE	AGREEMENTS	offices, etc.) built using ABT		TOTAL		/10 pts	
20 POINTS		(The appointment letters/purchase orders/contractual agreements should comply with all the criteria as per checklist for		CHECKLIST AND DETAILS OF SUBMITTED APPOINTMENT LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS SUBMITTED APPOINTMENT LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS #1			
		points to be allocated <u>.)</u>		Project name is indicated		(Tick if included)	
				Client name and contact person		(Tick if included)	
				Scope of work is indicated		(Tick if included)	
				Contract/order value is indicated		(Tick if included)	Indicate Value: R
				Date of award/order is indicated		(Tick if included)	Indicate Date:
				SUBMITTED APPOINTMENT LETTER/I	PURCHASE	ORDERS/COM	ITRACTUAL AGREEMENTS
				Project name is indicated		(Tick if included)	
				Client name and contact person		(Tick if included)	

			3. Scope of work is indicated		(Tick if included)	
			Contract /Order value is indicated		(Tick if included)	Indicate Value:
			Date of award/order is indicated		(Tick if included)	Indicate Date:
			SUBMITTED APPOINTMENT LETTER/	PURCHASE	ORDERS/CO	ITRACTUAL AGREEMENTS
			Project name is indicated		(Tick if included)	
			Client name and contact person		(Tick if included)	
			Scope of work is indicated		(Tick if included)	
			Contract/order value is indicated		(Tick if included)	Indicate Value: R
			Date of award/order is indicated		(Tick if included)	Indicate Date:
	Bidders are to provide		3× Signed Completion Certificates corresponding to the three (3) signed appointment letters, contractual agreements, or purchase orders for projects of a similar scope (i.e., office or commercial buildings) constructed using Alternative Building Technologies (ABT) 2× Signed Completion Certificates	10 pts		EVALUATOR'S NOTES:
ANNEXURE C 3 × COMPLET CERTIFICATE CORRESPON WITH THE	(3) signed appointment letters, contractual agreements, or purchase orders in the name of the	e e 10 or r pe	corresponding to the two (2) signed appointment letters, contractual agreements, or purchase orders for projects of a similar scope (i.e., office or commercial buildings) constructed using Alternative Building Technologies (ABT)	6 pts	/ 10 pts	
APPOINTMEN LETTER/PURG ORDER SUBM IN ANNEXURE	Projects of a similar scope		1× Signed Completion Certificates corresponding to the one (1) signed appointment letter, contractual agreement, or purchase order for project of a similar scope (i.e., office or commercial buildings) constructed using Alternative Building Technologies (ABT)	2 pts		
			0 or NO Signed Completion Certificates	0 pts		
			TOTAL	10 pts	/10 pts	

			CHECKLIST AND DETAILS OF SUBMITHE SUBMITTED APPOINTMENT LETTANNEXURE C1			
			SUBMITTED COMPLETION CERTIFICA	ATE #1		
			Same Project name is indicated		(Tick if included)	
			Same Client name and contact person i	s indicated	(Tick if included)	
			Same Scope of work is indicated		(Tick if included)	
			Date of Completion is indicated		(Tick if included)	Indicate Date:/
			SUBMITTED COMPLETION CERTIFICA	ATE #2		
			Same Project name is indicated		(Tick if included)	
			Same Client name and contact person i	s indicated	(Tick if included)	
			Same Scope of work is indicated		(Tick if included)	
			Date of Completion is indicated		(Tick if included)	Indicate Date:/
			SUBMITTED COMPLETION CERTIFICA	ATE #3		
			Same Project name is indicated		(Tick if included)	
			Same Client name and contact person i	s indicated	(Tick if included)	
			Same Scope of work is indicated		(Tick if included)	
			Date of Completion is indicated		(Tick if included)	Indicate Date:
ANNEXURE C1: 3 × LETT	ER/PURCHASE ORDER	RS/CONTRACTUAL AGREEMENTS		Page 6	/10 pts	EVALUATOR'S NOTES:
		ES CORRESPONDING WITH THE APPO GREEMENTS SUBMITTED IN ANNEXU		Page 7	/10 pts	
TOTAL SCORE FOR TRA					/20 pts	

CAPACITY

ANNEXURE D1 ORGANOGRAM

ANNEXURE D2 CVS AND PROFESSIONAL REGISTRATION OF PROFESSIONAL TEAM

FUNCTIONAL CATEGORY	CATEGORY REQUIREMENTS	EVALUATION CRITERIA	MAX POINTS	DETAILED EVELUATION CRITE SCORE ALLOCATION			SCORING	
				Complete Organogram provided, clearly illustrating the professional team structure appropriate for a multidisciplinary project of similar scope and complexity.	2 pts	/2 pts	EVALUATOR'S NOTES:	
	ANNEXURE D1 ORGANOGRAM	ANNEXURE D1 ORGANOGRAM	Organogram showing professional team structure, key professionals, reporting lines, and in-house or subcontracted affiliations.	4	Bidders' Organogram indicate the following information: 1. Key professionals assigned to the project 2. Reporting lines between team members/entities 3. Affiliation of each professional (e.g.in-house or subcontracted)	2 pts	/2 pts	
			Ī	TOTAL	4 Pts	/4 pts		
			16	Architect: CV (≤ 4 pages, relevant qualifications & experience)	2 pts	/2 pts	EVALUATOR'S NOTES:	
CARACITY				Architect: Certified copy of current SACAP registration	2 pts	/2 pts		
CAPACITY 20 POINTS				Quantity Surveyor: CV (≤ 4 pages, relevant qualifications & experience)	2 pts	/2 pts		
		CVs (max 4 pages) and proof of current professional registration for project team consisting of Architect, QS and		Quantity Surveyor: Certified copy of current SACQSP registration	2 pts	/2 pts		
	ANNEXURE D2 CVS AND PROFESSIONAL REGISTRATION OF			Structural/Civil Engineer: CV (≤ 4 pages, relevant qualifications & experience)	2 pts	/2 pts		
				Structural/Civil Engineer: Certified copy of current ECSA registration	2 pts	/2 pts		
	PROFESSIONAL TEAM	Engineers		Electrical Engineer CV (≤ 4 pages, relevant qualifications & experience)	1 pts	/1 pts		
				Electrical Engineer: Certified copy of current ECSA registration	1 pts	/1 pts		
				Mechanical Engineer CV (≤ 4 pages, relevant qualifications & experience)	1 pts	/1 pts		
				Mechanical Engineer: Certified copy of current ECSA registration	1 pts	/1 pts		
				TOTAL	16 pts	/16 pts		
ANNEXURE D1:ORGANO	ANNEXURE D1:ORGANOGRAM					/4 pts	EVALUATOR'S NOTES:	
ANNEXURE D2: CVS AN	D PROFESSIONAL REG	GISTRATION OF PROFESSI	IONAL TEAM			/16 pts		
TOTAL SCORE FOR CAP	PACITY					/20 pts		

PROOF OF FINANCIAL ABILITY TO DELIVER THE SERVICE

<u>ANNEXURE E</u>

FINANCIAL STATEMENTS SIGNED OFF BY A REGISTERED CHARTED ACCOUNTANT OR REGISTERED ACCOUNTANT

OR

AGREEMENT LETTER FROM A REGISTERED CREDIT PROVIDER

FUNCTIONAL CATEGORY	CATEGORY REQUIREMENTS	EVALUATION CRITERIA	MAX POINTS	DETAILED EVELUATION CRITE SCORE ALLOCATION			SCORING
				Bidder's Financial statements for the most recent financial year are attached and signed off by a registered Chartered Accountant or a registered Accountant and the registration number of the Chartered Accountant or Registered Accountant is reflected on the statements.	= 10 pts		EVALUATOR'S NOTES:
				Bidder's Financial statements for the most recent financial year are not	= 0 pts		
	MOST RECENT STATEMENTS /	Bidders must submit Financial Statements signed off by a Charted Accountant/Registered Accountant OR a signed Agreement Letter from a registered Credit Provider.		attached Bidder's Financial statements for the most recent financial year are attached but are not signed off by a registered Chartered Accountant / Registered Accountant and the Chartered Accountant's / Registered Accountant's registration number is not reflected on the financial statements.	= 0 pts	/10 pts	
ANNEXURE E PROOF OF FINANCIAL ABILITY TO DELIVER THE	FINANCIAL STATEMENTS SIGNED OFF BY REGISTERED CHARTED ACCOUNTANT / REGISTERED		10	Bidder's Financial statements for the most recent financial year are attached but are not signed off by a registered Chartered Accountant / Registered Accountant although the Chartered Accountant's / Registered Accountant's registration number is reflected on the financial statements.	= 0 pts		
SERVICE 10 POINTS	OR SIGNED AGREEMENT LETTER FROM A REGISTERED	(The registration number of the registered accountant/registered chartered accountant should be reflected/indicated.)	10	Bidder's Financial statements for the most recent financial year are attached and are signed off by a registered Chartered Accountant / Registered Accountant but the Chartered Accountant's / Registered Accountant's registration number is not reflected on the financial statements.	= 0 pts		
	CREDIT PROVIDER			TOTAL	Î	/10 pts	
					OR		
				A signed Agreement Letter from a registered Credit Provider/Institution stating the credit amount that can be made available to the Bidder is attached			EVALUATOR'S NOTES:
				Indicate Credit Value:	= 10 pts	/10 pts	
				R			
				Indicate Credit Provider/Institution's NCR number:			

TOTAL SCORE FOR PRO	OF OF FINANCIAL ABI	ITY TO DELIVER THE SERVIC			/10 pts	
			TOTAL		/10 pts	
			Provider/Institution			
			to the Bidder is attached but the lender is not a registered Credit	= 0 pts		
			credit amount that can be made available	- 04-		
			A signed Agreement Letter stating the			
			stated			
			be made available to the Bidder is not	= 0 pts		
			registered Credit Provider/Institution is attached but the credit amount that can	- 0		
			A signed Agreement Letter from a			
			to the Bidder is attached but is not signed	•		
			Credit Provider/Institution stating the credit amount that can be made available	= 0 pts		
			An Agreement Letter from a registered			
			Credit Provider/Institution	-		
			No Agreement Letter from a registered	= 0 pts		

FUNCTIONALITY EVALUATION SCORE SHEET SUMMARY

No	Evaluation Category	Page No.	Score
1	TECHNICAL PROPOSAL SUBMISSION	5	/50
2	TRACK RECORD AND EXPERIENCE	8	/20
3	CAPACITY	9	/20
4	PROOF OG FINANCIAL ABILITY TO DELIVER THE SERVICE	10	/10
	TOTAL BID SCORE	ı	/100