

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 REQUIREMENT 1	THE BIDDING COMPANY MUST BE REGISTERED WITH AGRÉMENT SA	The bidder has submitted an originally certified copy of a valid Agrément SA Certificate. The certificate must be issued by Agrément SA and certified by a Commissioner of Oaths within the last 3 months.	Annexure Ref Code: A	Has the bidder submitted an originally certified copy of the Agrément South Africa Certificate?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
				➤ 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: A	Does the bidder's submitted Agrément SA certificate classify the ABT system under the category 'Building Systems'?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
				➤ 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: A	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)?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
				➤ 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	B	TECHNICAL PROPOSAL SUBMISSION	50
EVALUATION CATEGORY 2	TRACK RECORD AND EXPERIENCE	C1	3 × APPOINTMENT LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS	20
		C2	3 × COMPLETION CERTIFICATES CORRESPONDING WITH THE APPOINTMENT LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS SUBMITTED IN ANNEXURE C1	
EVALUATION CATEGORY 3	CAPACITY	D1	ORGANOGRAM	20
		D2	CVs AND PROFESSIONAL REGISTRATION OF PROFESSIONAL TEAM	
EVALUATION CATEGORY 4	PROOF OF FINANCIAL ABILITY TO DELIVER THE SERVICE	E	LATEST FINANCIAL STATEMENTS SIGNED OFF BY A REGISTERED CHARTED ACCOUNTANT/REGISTERED ACCOUNTANT OR SIGNED AGREEMENT LETTER FROM REGISTERED CREDIT PROVIDER	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 EVALUATION CRITERIA AND SCORE ALLOCATION		SCORING	
ANNEXURE B TECHNICAL PROPOSAL SUBMISSION 50 POINTS	PROPOSED ABT SYSTEM	Full ABT description, suitability for project context, photos of similar projects, technical brochures	10	Complete description of the ABT in narrated, including manufacturer details, material composition, and certification information.	2 pts	___/2 pts	EVALUATOR'S NOTES:
				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	
				Proposed ABT system supporting Test Data and Technical Data is attached	2 pts	___/2 pts	
				Photos of similar installations	2 pts	___/2 pts	
				Proposed ABT system brochure(s) is/are attached	2 pts	___/2 pts	
				TOTAL	10 Pts	___/10 pts	
	DESIGN CONCEPT AND SPATIAL STRATEGY	Compliance with norms & standards, functional layouts, parking, access, ventilation/daylighting integration	16	Functional Space (Offices) and operational space layouts are attached	4 pts	___/4pts	EVALUATOR'S NOTES:
				Functional Space (Offices) and Operational/Support space layouts comply with Norms and Standards	3 pts	___/3 pts	
				Parking design and Access Routes layouts are attached	4 pts	___/4 pts	
				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	

	MAINTENANCE & POST-COMMISSIONING PLAN		3	Submission presents a structured and practical preventative maintenance plan for the ABT system.	1 pts	___/1 pts	EVALUATOR'S NOTES:
				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	
				GRAND TOTAL			___/50 pts

TRACK RECORD AND EXPERIENCE

ANNEXURE C1

**3 × APPOINTMENT LETTER/PURCHASE
ORDERS/CONTRACTUAL AGREEMENTS**

ANNEXURE C2

**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 CRITERIA AND SCORE ALLOCATION		SCORING					
TRACK RECORD AND EXPERIENCE 20 POINTS	ANNEXURE C1 3 × APPOINTMENT LETTERS/ PURCHASE ORDERS/ CONTRACTUAL AGREEMENTS	Bidders are to provide three (3) signed appointment letters/contractual agreements/purchase orders in the name of the bidder, issued by public or private sector clients within 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, offices, etc.) built using ABT (The appointment letters/purchase orders/contractual agreements should comply with all the criteria as per checklist for points to be allocated.)	10	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	___/10 pts	EVALUATOR'S NOTES: 				
				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						
				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						
				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						
				TOTAL				___/10 pts			
				CHECKLIST AND DETAILS OF SUBMITTED APPOINTMENT LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS							
				SUBMITTED APPOINTMENT LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS #1							
				1. Project name is indicated					(Tick if included)		
				2. Client name and contact person					(Tick if included)		
				3. Scope of work is indicated					(Tick if included)		
				4. Contract/order value is indicated					(Tick if included)	Indicate Value: R _____ _____	
				5. Date of award/order is indicated					(Tick if included)	Indicate Date: ____/____/____	
				SUBMITTED APPOINTMENT LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS #2							
				1. Project name is indicated					(Tick if included)		
				2. Client name and contact person					(Tick if included)		

[illegible]

				CHECKLIST AND DETAILS OF SUBMITTED COMPLETION CERTIFICATES CORRESPONDING WITH THE SUBMITTED APPOINTMENT LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS OF ANNEXURE C1						
				SUBMITTED COMPLETION CERTIFICATE #1						
				Same Project name is indicated	(Tick if included)					
				Same Client name and contact person is 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 CERTIFICATE #2						
				Same Project name is indicated	(Tick if included)					
				Same Client name and contact person is 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 CERTIFICATE #3						
				Same Project name is indicated	(Tick if included)					
				Same Client name and contact person is 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 × LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS				Page 6	____/10 pts	EVALUATOR'S NOTES:
				ANNEXURE C2: 3 × COMPLETION CERTIFICATES CORRESPONDING WITH THE APPOINTMENT LETTER/PURCHASE ORDERS/CONTRACTUAL AGREEMENTS SUBMITTED IN ANNEXURE C1				Page 7	____/10 pts	
				TOTAL SCORE FOR TRACK RECORD AND EXPERIENCE					____/20 pts	

CAPACITY

ANNEXURE D1
ORGANOGRAM

ANNEXURE D2
**CVS AND PROFESSIONAL REGISTRATION OF
PROFESSIONAL TEAM**

FUNCTIONAL CATEGORY	CATEGORY REQUIREMENTS	EVALUATION CRITERIA	MAX POINTS	DETAILED EVALUATION CRITERIA AND SCORE ALLOCATION			SCORING
CAPACITY 20 POINTS	ANNEXURE D1 ORGANOGRAM	Organogram showing professional team structure, key professionals, reporting lines, and in-house or subcontracted affiliations.	4	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:
				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	
				TOTAL	4 Pts	___/4 pts	
	ANNEXURE D2 CVS AND PROFESSIONAL REGISTRATION OF PROFESSIONAL TEAM	CVs (max 4 pages) and proof of current professional registration for project team consisting of Architect, QS and Engineers	16	Architect: CV (≤ 4 pages, relevant qualifications & experience)	2 pts	___/2 pts	EVALUATOR'S NOTES:

PROOF OF FINANCIAL ABILITY TO DELIVER THE SERVICE

ANNEXURE E

**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 CRITERIA AND SCORE ALLOCATION		SCORING		
ANNEXURE E PROOF OF FINANCIAL ABILITY TO DELIVER THE SERVICE 10 POINTS	MOST RECENT STATEMENTS / FINANCIAL STATEMENTS SIGNED OFF BY REGISTERED CHARTED ACCOUNTANT / REGISTERED ACCOUNTANT OR SIGNED AGREEMENT LETTER FROM A REGISTERED CREDIT PROVIDER	Bidders must submit Financial Statements signed off by a Chartered Accountant/Registered Accountant OR a signed Agreement Letter from a registered Credit Provider. (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 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	___/10 pts	EVALUATOR'S NOTES: 	
				Bidder's Financial statements for the most recent financial year are not attached	= 0 pts			
				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			
				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			
				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			
				TOTAL		___/10 pts	OR	EVALUATOR'S NOTES:
				A signed Agreement Letter from a registered Credit Provider/Institution stating the credit amount that can be made available to the Bidder is attached <i>Indicate Credit Value:</i> R _____ <i>Indicate Credit Provider/Institution's NCR number:</i> _____	= 10 pts	___/10 pts	EVALUATOR'S NOTES: 	

			No Agreement Letter from a registered Credit Provider/Institution	= 0 pts
			An Agreement Letter from a registered Credit Provider/Institution stating the credit amount that can be made available to the Bidder is attached but is not signed	= 0 pts
			A signed Agreement Letter from a registered Credit Provider/Institution is attached but the credit amount that can be made available to the Bidder is not stated	= 0 pts
			A signed Agreement Letter stating the credit amount that can be made available to the Bidder is attached but the lender is not a registered Credit Provider/Institution	= 0 pts
			TOTAL		
TOTAL SCORE FOR PROOF OF FINANCIAL ABILITY TO DELIVER THE SERVICE					___/10 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 OF FINANCIAL ABILITY TO DELIVER THE SERVICE	10	____/10
TOTAL BID SCORE			____/100