

**UMALUSI (25-26) T0004 - APPOINTMENT OF A SERVICE PROVIDER FOR THE RENOVATIONS AND ALTERATIONS TO THE EXISTING UMALUSI HOUSE**

NUMBER	QUESTIONS	ANSWERS
1.	On page 10 of the tender document, there is administrative compliance table. Am I supposed to complete the table as a bidder, specifically "reference to relevant documentation" column?	Yes, you need to reference on the column the relevant documents or annexures attached as supporting documents.
2.	On page 17, 20 and 23 tables, am I supposed to score myself as a bidder?	The tables are for illustration purposes on how evaluation officials will be evaluating the bids.
3.	How do I answer SBD3.3?	You only need to write the name of the bidder and the total amount of the bid underneath Bid price.
4.	Is it possible for Umalusi to share Bill of Quantities(BOQ) excel version for easier pricing?	The BOQ will be shared for the purposes of ease of calculations only, bidders are still required to submit the actual PDF BOQ that was advertised with the tender document.
5.	Please clarify the issue of CIDB grading, if I am able to do the work when I look at the scope of work but I have not upgraded the CIDB grading to what is required. Can I apply?	If you do not meet the minimum CIDB grading requirement then you do not qualify.

6.	If I am not a director, do I leave the specific goals table blank?	The table is not for directorship but ownership/shareholders. You may have directors who are not shareholders. Points are allocated based on the ownership.
7.	Since the building that needs to be worked on is a live building, are there any provision that the staff will be relocated?	There is a plan already in place to relocate the staff.
8.	On the website you have 37 general van ryneveld street while on the tender document is 41 general van ryneveld street, please clarify the difference.	Umalusi has two separate buildings close to each other, the one that needs renovations is 37 general van ryneveld street.
9.	How are points going to be allocated on page 15 schedule A table?	You would have seen on the table at the top that we will be allocating points in terms of the number of projects that you would have done that are exceeding 5 million, and that is not a combination, it is per each project. If you have done 5 projects, you will then indicate those projects, filling all those details, descriptions, value of that project, duration and so forth. The table will be used to assist the evaluation committee.
10.	Are there any restriction regarding the noise of demolitions and working hours since there is another building close by?	You will see that when you go through the drawings, there is a recommended area of work that both the architectural team and the structural engineering team has highlighted or circled in red as an area of work which the work needs to take place. So you will be limited to only access or to work in the confines of those areas. When

		you work on the lift shaft construction, you need to have an area cordoned off and closed to restrict dust and noise.
11.	On the bidders' experience, are you going to accept appointment letters that are 10 to 20 years old.	The terms of reference stated clearly that the projects should be completed post 31st December 2021.
12.	What is the correct expected duration of the work? Page 30 of the scope of work has 6 and 8 months.	The correct expected duration of the work is 6 months; the error on the Contract will be corrected.
13.	The BOQ does not tie/align to the required CIDB grading, according to our experience. Please clarify.	Yes, if you look at the works and the alterations required, the grading might not seem aligned with the value of the work. We did not look at the pricing only; we also evaluated the complexity of the work.
14.	This is in reference to the contract document uploaded on E-tenders on 14/04/2026. Page 2 Form of Acceptance refers to the tender as: TENDER NO.: UMALUSI (21-22) T0003: renovations and additions of an existing building for office space located at 41 General Van Ryneveld Street, Brummeria, Pretoria, 0020. Does it have any impact on this tender document, or can we fill it in and sign?	We have issued an Erratum Notice 3/2026 to this effect, and an updated contract was published on the E-tender portal and the Umalusi Website.
15.	With reference to pages 18 and 19 of the tender document, I request clarity regarding the section for key personnel. Should I print an additional page to include all the required personnel details, or should I only write one key personnel instead of 4 key personnel?	Please look at the notice (instruction) on page 19, at the end of the tables. It states, " <i>The above CV template should be completed for each official (positions listed above). Failure will result in forfeiture of the points allocation.</i> " Therefore, you should complete the template for each key employee (eg, 4 employees = 4 templates).