

DESIGN AND BUILD OF THE FREIGHT WAREHOUSE REFURBISHMENT PROJECT FOR A PERIOD OF 16 MONTHS AT O.R. TAMBO INTERNATIONAL AIRPORT

CLARIFICATION 2

Tender Reference Number: ORTIA7818/2025/RFP

Item No.	Query	Response
1	Our team was part of the site inspection last week. However, some of us would like to go again.	Noted, the second site inspection will be on the 25 th April 2025. The closing date is extended to 09 th May 2025.
2	Please can we have updated information relating to which areas have existing tenants, and which areas are vacant?	Please see attached. The warehouses highlighted in yellow are currently vacant, this is subject to changes due to demands for the warehouses.
3	Please can we be advised how much notice existing tenants require to vacate their spaces?	It will differ per tenant. Tenants are aware of the project. This will be managed through a tenant co-ordinator from the JMT to ensure that tenants are properly engaged.
4	Are all existing tenants going to be relocated, or, will we be required to work within tenanted spaces?	The intention is to work around the tenanted space with limited decanting.
5	Does a specification exist for "base build" elements that ACSA need to provide for the tenants?	No. The requirement is to ensure that the base build elements are in compliance with the National Building Regulations.
6	Who will be responsible for relocating the tenants?	The contractor.
7	Is there a central security system for the precinct that needs to be considered, or connected to?	No.
8	Please share ACSA's/Tenants' Access Specification/s	Not available.

9	Who will be responsible for relocating the tenants' specialised equipment (Cold Rooms, X-Ray Scanners, etc.)	Contractor, the intention is to work around most equipment/ machinery, in instances that machinery or equipment needs to be moved, the Contractor will be responsible.
10	What is to be done with the existing roller shutter doors? Do they need to be manual or electric?	To be confirmed by the condition assessment recommendations. Electrical.
11	Is there a requirement for the individual unit entrance doors? Eg. Bullet-proof glass, electronic access system, etc.)	No requirement.
12	Please can images and information be shared relating to fire pumps, fire pump room and fire tank systems	This will be part of the new works; a new fire water pump station and tanks are part of the new works.
13	Are there CAD/ DXF, RVT Drawings or Cloud Scans available for the buildings that can be shared?	Available DWG's have been attached.
14	Is there a Roof Plan available for the Project? It is listed in the drawing number but NOT in the pack.	Not available, please double check on the DWG's attached.
15	Does ACSA have an up to date (or any) Tenant Leasing Plan showing tenant Divisions and Area Allocations?	Not available, but a tenant list is attached listing the tenants and warehouse numbers.
16	Does ACSA have existing Council Approved Plans for the Structures?	No.
17	Is ACSA - EXEMPT from submitting building plans to the City Council for approval for the project? Is it viewed as a COURTESY Submission only?	No, no exemption.
18	Is ACSA aware of any current Water Leaks from the water supplies to the building (domestic water)? Are the internal pipes galvansied or copper?	The appointed bidder will be afforded the opportunity to do a full condition assessment to confirm this upon appointment.
19	Is it possible to conduct an inspection of the existing Generator/s? Or, can the specifications and photographs of the installation be provided?	The second site inspection will be on the 25 th April 2025.
20	Electronic Services - do we install containment wireways only - ie. Does ACSA/Tenants install their own cabling for CCTV, Telecoms, IT, Etc?	Yes, install containment wireways
21	Will the office portion get a red dedicated socket and a white normal socket ? (part of white box offering say 1 per 25m2)	Yes
22	Please confirm any UPS Requirements?	UPS for critical services only.

23	Is there a report from ACSA's insurers available that can be shared that details key areas on non-compliance.	No not available.
24	What is the age of the existing sprinkler installation?	Condition assessment to confirm this question upon appointment.
25	Please can pictures of the roof be forwarded to us so we can assess the condition of roof ventilators?	Pictures for the roof ventilators will be shared on the 25 th April 2025.
26	We require access to the incoming water line and booster connection to the property.	The second site inspection will be on the 25 th April 2025.
27	Does each warehouse have its own dedicated fire detection system that the tenant is responsible for?	Yes, and it is linked to the main ACSA fire panel.
28	Will we be able to access fire plans for each tenant?	No, but upon appointment access will be granted.
29	Requirements for each tenant will be different, therefore do we price for each specific tenants requirements?	No specific requirements. The warehouses belong to ACSA. ACSA's requirement is ensuring that the cargo facilities are in compliance with the National Building Regulations.
30	Please confirm if all FIDPM stages 1-7 are applicable to the design and build scope, or, if the scope should only be for FIDPM stages 3-7 . Please also advise on the ACSA approval process at each stage.	All FIDPM stages 1-7. Each stage is reviewed and signed off by ACSA technical team. Thereafter the deliverables are tabled at relevant committees i.e. Project Board for acceptance. Thereafter approval by the Project Sponsor.
31	This is a Design & Build RFP, which requires the collation of detailed and time-intensive documentation. In order to prepare a comprehensive and high-quality submission, additional time would be beneficial.	Revised closing date 09 May 2025 .
32	The RFP requires the submission of architectural drawings and renders, which are both highly time-sensitive and critical to the overall bid. The technical aspects associated with the drawings—including civil, structural, mechanical, and electrical interpretations—must be developed and coordinated for inclusion in the bid. All the above elements significantly impact the pricing schedule, which forms a key part of the submission and requires careful consideration and alignment. We respectfully request that you consider our request for a deadline extension favourably	Revised closing date 09 May 2025 . Bidders are reminded to read the bid requirements carefully. Not a requirement at this moment for the evaluation process of this bid.
33	Are mixed-use developments considered as qualifying projects?	Yes
34	Is there a specific timeframe within which the bidder's and key personnel's experience should fall? e.g. within the last 5 years?	No.

35	Can we confirm that we are working based on the latest tender document and that no reference should be made to the previous scope and related documents?	Yes
36	Given that hospitals are not categorized as clinics, can hospitals be considered as qualifying experience?	Yes
37	Do key personnel need to meet B-BBEE or demographic status requirements?	No
38	Can we confirm that experience is the sole criterion for scoring and that demographic preference does not contribute to the evaluation?	Yes
39	Any other documentation/designs needed to be submitted beside those listed under Part T2: Returnable Documents	No, not other document. Bidders are reminded that the Pricing/ activity schedule must include a breakdown of the cost of works.
40	Will you allow further site visits should the need arises	The second site inspection will be on the 25 th April 2025.
41	<p>Please confirm the scope of work for the project with respect to the main gate exit lane, the attached extract 2.3 Scope of Work (page 2/3 - attached) implies that we must only include the main gate exit lane in the design and build. The main gate exit lane must be based on a proposed re-design of access and egress roads into the cargo precinct. The proposed re-design, for access and egress roads, would entail extensive roadworks and configuration to existing areas outside the boundary line of the existing warehouse walls.</p> <p>The question is must we include for the full scope of construction work for roadworks and configuration outside of the boundary line of the existing warehouse walls, based on proposed re-design?</p>	Yes, construction of the gate reconfiguration is included as part of the scope.
42	Are there any more area's, besides the areas provided, to decant existing tenants during our refurbishment process?	Yes, attached tenant list.
43	Will we be permitted to do work at night for the full duration of the contract?	No, but night works will be considered on a case-by-case basis (tenant by tenant). The cargo facility is a live operational area and has peak and non-peak times, this will be shared by each tenant upon appointment.
44	May you kindly assist us with the list of 9 Resources or Departments (Quantity Surveyor & Construction Health and Safety) required on the functionality evaluation criteria-company experience for the below tender:	Bidders are reminded to read the bid requirements carefully i.e. Evaluation criteria.



45	<p>As per addendum 1, Change 2 to Evaluation of Preference, attached. With respect to "sub contracting of South African EME's and/or QSEs 51% owned by black people, youth, women, or disabled people."</p> <p>Please confirm that the attached verification report would be adequate or provide a mechanism that we can use to achieve the 5 points.</p>	<p>Bidder will achieve points according to ownership. CSD, CIPC will be utilised for evaluations</p>
----	---	--