

Good Day

I trust, this email finds you well.

Kindly receive the attached specification and afford the Department with quotation for the **Specifications For The Appointment Of A Professional Service Provider For The Review Of Existing Designs, Contract Monitoring And Supervision Of Construction Work For The Completion Of Mama Winnie Madikizela-Mandela Bombed Clinic.**

Kindly receive the attached specification and afford the Department with quotation and fully completed SBD4 and SBD 6.1 attached.

Kindly refer to the compulsory briefing detail below:

Date: 22 September 2026

Time: 11:00

Venue: 902 Mothupi Street, Majwemasweu Township, Brandford, Free State

PLEASE ENSURE THAT YOU SIGN THE ATTENDANCE REGISTER

The deadline for quote submission is **2 October 2026 @ 14h00. PLEASE NOTE NO LATE SUBMISSIONS WILL BE ACCEPTED.**

Preferential procurement regulation 2022 will apply. The 80/20 preference point system will be used to calculate for price and specific goals as per SDB 6.1 attached.

NB: Bidders are required to submit the following proof/documentation to claim points for specific goals:

- a) Ownership Certificate issued by the Companies and Intellectual Property Commission (CIPC) that shows ownership percentage (e.g. Beneficial ownership, CK ...etc) and
- b) Valid BBBEE certificate or Sworn affidavit
- c) Certificate from the doctor confirming the disability

NB: Failure to submit the required documentation will result in 0 points. Information for the documents requested in point A and B above should be the same, where information varies, the bidder will be allocated 0 points as it will be regarded as misinterpretation of information.

Should you have any enquiry, please do not hesitate to contact me on the details provided below.

PLEASE NOTE ALL QUOTES MUST BE SUBMITTED VIA EMAIL TO sharonc@dsac.gov.za

Warm Regards

Sharon Christian
Supply Chain Management
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M: 082 600 5557
E: SharonC@dsac.gov.za



SPECIFICATIONS FOR THE APPOINTMENT OF A PROFESSIONAL SERVICE PROVIDER FOR THE REVIEW OF EXISTING DESIGNS, CONTRACT MONITORING AND SUPERVISION OF CONSTRUCTION WORK FOR THE COMPLETION OF MAMA WINNIE MADIKIZELA-MANDELA BOMBED CLINIC.

1. INTRODUCTION

The Department of Sport, Arts and Culture (DSAC) is seeking to appoint a Service Provider for the review of existing designs and supervision of construction work for the completion of Mama Winnie Madikizela-Mandela Bombed Clinic in Brandfort Town, Majwemasweu Township, Masilonyana Local Municipality, Free State Province. The Service Provider will also be required to compile an interpretation of the building and its history to be utilized during operation of the facility.

2. BACKGROUND

Mama Winnie Madikizela-Mandela is a South African activist and politician who has held several government positions and headed the African National Congress Women's League. She was a member of the ANC's National Executive Committee.

Due to her political activities, Mama Winnie was regularly detained by the South African government. She was tortured, subjected to house arrest, kept under surveillance, held in solitary confinement for over a year and banished to a remote town. She emerged as a leading opponent of apartheid during the later years of her husband's imprisonment (August 1963 — February 1990). She was married to Nelson Mandela for 38 years, including 27 years during which he was imprisoned. For many of those years, she was exiled to the town of Brandfort in the Orange Free State (Free State) and confined to the area, except for the times she was allowed to visit her husband at the prison on Robben Island.





Mama Winnie Madikizela-Mandela was banished to Brandfort from 1977 to 1985. As a social worker, she established a clinic to serve the poor community that she had become a part of. The Clinic was bombed twice, first in 1985 and then in 1987. Today, only the roof and the damaged sides of the wall remain. These remains of “The Bombed Clinic” are a poignant reminder of the ferocity of state violence directed at Mama Winnie Madikizela-Mandela and her work. It survives as a concrete celebration of her courage and tenacity.

The DSAC has converted the house that Mama Winnie Madikizela-Mandela had lived in, in Brandfort, into an Interpretative Centre. The Mama Winnie Madikizela-Mandela project master plan included the following:

- (i) House restoration,
- (ii) Refurbishment of the “bombed” clinic,
- (iii) Construction of the multi-purpose center, and
- (iv) Converting the house into an interpretative center.

The conversion and construction work started in May 2019 and was completed on 5 November 2019.

The DSAC requires a Service Provider to review the existing designs, contract monitoring and supervision of construction work for the completion of Mama Winnie Madikizela-Mandela Bombed Clinic. The purpose of the covering is to protect the surviving structure from further deterioration and to exhibit it to visitors. In addition to creating a functional protective covering for “The Bombed Clinic,” the Service Provider will also have to design an exhibition that will tell the story of the ‘Bombed Clinic’ in the context of the banishment and persecution of Mama Winnie Madikizela-Mandela.





3. AN INTEGRATED APPROACH [combining structure and story]

As is the case with the main house, “The Bombed Clinic” is an ‘artifact’ of great historical importance. The Service Provider is required to.

- 3.1 come up with a structural solution for the preservation and display of the remains of the original structure, and
- 3.2 integrate the exhibition elements in the structural solution. The structure is the story, and with the architectural intervention to protect it, it becomes the container of the story — displaying artifacts, showing pictures, and projecting film footage.
- 3.3 The Service Provider, upon appointment, shall provide an integrated multidisciplinary professional team comprising the following suitably qualified and experienced personnel:
 - (i) Civil/Structural Engineer;
 - (ii) Project Manager;
 - (iii) Quantity Surveyor;
 - (iv) Architect; and
 - (v) Heritage Consultant/Curator;; and
 - (vi) Exhibition designer.

All named personnel proposed by the Service Provider shall be appropriately qualified and registered with the relevant statutory professional council or professional body, as applicable to their respective disciplines, and shall maintain valid professional registration for the duration of the appointment.

The director of the Service Provider/consulting firm shall be registered with the relevant statutory body of his/her professional body e.g. ECSA,.....etc.





The Service Provider shall ensure that the multidisciplinary team works in an integrated and coordinated manner, with clear responsibilities, effective communication, quality assurance, and appropriate professional oversight throughout the planning, design, procurement, construction and close-out phases of the project.

3.4 The Service Provider will be responsible for managing the processes of:

- (i) Review of detailed designs
- (ii) Monitoring and evaluation of the contract for estimated period of 12 months
- (iii) Provide full-time site supervision for estimated period of 12 months
- (iv) Manage the project handover
- (v) close-out

As per the Framework for Infrastructure Delivery and Procurement Management (FIDPM) of National Treasury 2019.

4. DESCRIPTION OF WORK

Review of Existing Designs, contract monitoring and Construction Supervision for the Completion of the Mama Winnie Madikizela-Mandela Bombed Clinic, Brandfort Town, Majwemasweu Township, Masilonyana Local Municipality, Free State Province with the objective of facilitating the successful completion and handover of the facility.

5. OBJECTIVES OF PROJECT

The primary objective of the project is to facilitate the successful completion and commissioning of the Mama Winnie Madikizela-Mandela Bombed Clinic in





Brandfort Town, Majwemasweu Township, Masilonyana Local Municipality, Free State Province, ensuring that the facility is safe, functional, compliant and fit for its intended purpose.

6. SCHEDULE OF ACTIVITIES FEE PROPOSAL

Table A – Professional Fees Summary

Project description name	/The appointment of a professional service provider for the review of existing designs, contract monitoring and supervision of construction work for the completion of Mama Winnie Madikizela-Mandela Bombed Clinic			
Professional fees in terms of The Engineering Council of South Africa have, under Section 34(2) of the Engineering Profession Act. 2000 (Act				
Professional fees for normal professional services in terms of the above Act.				
Item	Description of project	Unit	Rate	Amount
A1	Professional Fee			
A1.1	Review of existing detailed designs	sum		
A1.2	Stage 5 – Contract Monitoring and evaluation of works (12 months).	No.		
A1.3	Disbursements (Duration of 12 Months)	No.		
A1.4	Stage 6 – Close out	Sum		





A2	Additional Services	Unit	Rate	Amount
A2.1	Occupational Health and Safety (12 months)	No.		
A2.2	Heritage Consultant/curator, (12 months)	No.		
A2.4	Full-time on-site supervision (12 months)	No.		
	Sub-Total Items A1 to A6			
	<i>Add 15% VAT if applicable</i>			
	TOTAL PROFESSIONAL FEES (INCLUDING VAT) AMOUNT CARRIED FORWARD TO THE FORM OF OFFER			R

- (i) All specialist service providers shall be approved by the client prior to the commencement of any work.
- (ii) All activities must be invoiced on a monthly basis, based on the actual hours spent on the activity.
- (iii) The budget allocated to each activity and the total of prices for the activities shall not be exceeded without the written consent of the client

7. CONTRACTUAL ARRANGEMENT

The service provider is required to enter into a Service Level Agreement with DSAC to perform all functions as set out in the project Task Directives.

8. FINANCIAL IMPLICATIONS

Payments will be done as per the Service Level Agreement, and no upfront payment will be made. Payments will be made only after the work is verified/confirmed/checked by DSAC.





9. TIME-FRAME

The contract duration will be twelve (12) months from the date of appointment. The service provider should attend a meeting at the DSAC within a week of his/her appointment and should avail himself/herself for progress meetings as per the Department's request. Progress meetings will be weekly or every second week or when deemed necessary by DSAC or both parties.

10. PHYSICAL COMPULSORY BRIEFING SESSION

A compulsory briefing session will be convened at Winnie Mandela's Banished Home (Bombed Clinic), in Brandfort Town, Majwemasweu Township, Masilonyana Local Municipality, Free State Province.

Date: 22 September 2026

Time: 11h00

Venue: 902 Mothupi Street, Majwemasweu Township, Brandford, Free State





13. BID TECHNICAL ENQUIRIES

13.1 The Department will respond in email to any request for clarification . All enquiries related to the technical content of the Terms of Reference as well as the bid enquires may be directed **in writing** to the officials listed below:

Technical Enquiries	
Mr Songezo Petela	Mr. Matthwes Makhombothi
Tel: 012 441 3276	Tel: 012 441 1377
Cell: 072 749 7888	Cell: 066 139 3566
Email: songezoP@dsac.gov.za	Email: matthwesm@dsac.gov.za



PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022

This preference form must form part of all tenders invited. It contains general information and serves as a claim form for preference points for specific goals.

NB: BEFORE COMPLETING THIS FORM, TENDERERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE TENDER AND PREFERENTIAL PROCUREMENT REGULATIONS, 2022

1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to invitations to tender:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
- the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).

1.2 **To be completed by the organ of state**

a) The applicable preference point system for this tender is the **80/20** preference point system.

1.3 Points for this tender (even in the case of a tender for income-generating contracts) shall be awarded for:

- (a) Price; and
- (b) Specific Goals.

1.4 **To be completed by the organ of state:**

The maximum points for this tender are allocated as follows:

	POINTS
PRICE	80
SPECIFIC GOALS	20
Total points for Price and SPECIFIC GOALS	100

1.5 Failure on the part of a tenderer to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed.

1.6 The organ of state reserves the right to require of a tenderer, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the organ of state.

2. DEFINITIONS

(a) **“tender”** means a written offer in the form determined by an organ of state in

response to an invitation to provide goods or services through price quotations, competitive tendering process or any other method envisaged in legislation;

- (b) **“price”** means an amount of money tendered for goods or services, and includes all applicable taxes less all unconditional discounts;
- (c) **“rand value”** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;
- (d) **“tender for income-generating contracts”** means a written offer in the form determined by an organ of state in response to an invitation for the origination of income-generating contracts through any method envisaged in legislation that will result in a legal agreement between the organ of state and a third party that produces revenue for the organ of state, and includes, but is not limited to, leasing and disposal of assets and concession contracts, excluding direct sales and disposal of assets through public auctions; and
- (e) **“the Act”** means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000).

3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

3.1. POINTS AWARDED FOR PRICE

3.1.1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

A maximum of 80 or 90 points is allocated for price on the following basis:

80/20	or	90/10	
$Ps = 80 \left(1 - \frac{Pt - P_{min}}{P_{min}} \right) \text{ or } Ps = 90 \left(1 - \frac{Pt - P_{min}}{P_{min}} \right)$			

Where

- Ps = Points scored for price of tender under consideration
- Pt = Price of tender under consideration
- Pmin = Price of lowest acceptable tender

3.2. FORMULAE FOR DISPOSAL OR LEASING OF STATE ASSETS AND INCOME GENERATING PROCUREMENT

3.2.1. POINTS AWARDED FOR PRICE

A maximum of 80 or 90 points is allocated for price on the following basis:

80/20	or	90/10	
$Ps = 80 \left(1 + \frac{Pt - P_{max}}{P_{max}} \right) \text{ or } Ps = 90 \left(1 + \frac{Pt - P_{max}}{P_{max}} \right)$			

Where

Ps = Points scored for price of tender under consideration
Pt = Price of tender under consideration
Pmax = Price of highest acceptable tender

4. POINTS AWARDED FOR SPECIFIC GOALS

- 4.1. In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the tenderer will be allocated points based on the goals stated in table 1 below as may be supported by proof/ documentation stated in the conditions of this tender:
- 4.2. In cases where organs of state intend to use Regulation 3(2) of the Regulations, which states that, if it is unclear whether the 80/20 or 90/10 preference point system applies, an organ of state must, in the tender documents, stipulate in the case of—
- (a) an invitation for tender for income-generating contracts, that either the 80/20 or 90/10 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system; or
 - (b) any other invitation for tender, that either the 80/20 or 90/10 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system,
- then the organ of state must indicate the points allocated for specific goals for both the 90/10 and 80/20 preference point system.

Table 1: Specific goals for the tender and points claimed are indicated per the table below.

(Note to organs of state: Where either the 90/10 or 80/20 preference point system is applicable, corresponding points must also be indicated as such.)

Note to tenderers: The tenderer must indicate how they claim points for each preference point system.)

The specific goals allocated points in terms of this tender (Specific goals 20 points)	Achievement Level	Number of points allocated (80/20 system) (To be completed by the organ of state)	Number of points claimed (80/20 system) (To be completed by the tenderer)
PROMOTION OF SMMEs (RDP GOALS)		20	
Women	100% women ownership	6	
	75% - 99% women ownership	5	
	60% - 74% women ownership	4	
	51% - 59% women ownership	3	

	0 – 50% women ownership	0	
Black People	100% black ownership	7	
	75% - 99% black ownership	6	
	60% - 74% black ownership	5	
	51% - 59% black ownership	3	
	0 – 50% black ownership	0	
Youth	100% youth ownership	5	
	75% - 99% youth ownership	3	
	60% - 74% youth ownership	2	
	51% - 59% youth ownership	1	
	0 – 50% youth ownership	0	
Persons with Disabilities	75% - 100% owned by persons with disabilities	2	
	51% - 74% owned by people with disabilities	1	
	0 - 50% owned by persons with disabilities	0	

DECLARATION WITH REGARD TO COMPANY/FIRM

4.3. Name of company/firm.....

4.4. Company registration number:

4.5. TYPE OF COMPANY/ FIRM

- ☐ Partnership/Joint Venture / Consortium
 - ☐ One-person business/sole propriety
 - ☐ Close corporation
 - ☐ Public Company
 - ☐ Personal Liability Company
 - ☐ (Pty) Limited
 - ☐ Non-Profit Company
 - ☐ State Owned Company
- [TICK APPLICABLE BOX]

4.6. I, the undersigned, who is duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the specific goals as advised in the tender, qualifies the company/ firm for the preference(s) shown and I acknowledge that:

- i) The information furnished is true and correct;
- ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 4.2, the contractor may be required to furnish documentary proof to the satisfaction of the organ of state that the claims are correct;
- iv) If the specific goals have been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the organ of state may, in

addition to any other remedy it may have –

- (a) disqualify the person from the tendering process;
- (b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;
- (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
- (d) recommend that the tenderer or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and
- (e) forward the matter for criminal prosecution, if deemed necessary.

.....	
SIGNATURE(S) OF TENDERER(S)	
SURNAME AND NAME:	
DATE:	
ADDRESS:	
	
	
	

BIDDER'S DISCLOSURE

1. PURPOSE OF THE FORM

Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

Where a person/s are listed in the Register for Tender Defaulters and / or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. Bidder's declaration

2.1 Is the bidder, or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest¹ in the enterprise, employed by the state? **YES/NO**

2.1.1 If so, furnish particulars of the names, individual identity numbers, and, if applicable, state employee numbers of sole proprietor/ directors / trustees / shareholders / members/ partners or any person having a controlling interest in the enterprise, in table below.

Full Name	Identity Number	Name of State institution

2.2 Do you, or any person connected with the bidder, have a relationship

¹ the power, by one person or a group of persons holding the majority of the equity of an enterprise, alternatively, the person/s having the deciding vote or power to influence or to direct the course and decisions of the enterprise.

with any person who is employed by the procuring institution? **YES/NO**

2.2.1 If so, furnish particulars:

.....

2.3 Does the bidder or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise whether or not they are bidding for this contract? **YES/NO**

2.3.1 If so, furnish particulars:

.....

3 DECLARATION

I, _____ the _____ undersigned,
 (name)..... in
 submitting the accompanying bid, do hereby make the following
 statements that I certify to be true and complete in every respect:

- 3.1 I have read and I understand the contents of this disclosure;
- 3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;
- 3.3 The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium² will not be construed as collusive bidding.
- 3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.
- 3.4 The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.
- 3.5 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring

² Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.

- 3.6 I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

I CERTIFY THAT THE INFORMATION FURNISHED IN PARAGRAPHS 1, 2 and 3 ABOVE IS CORRECT.

I ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME IN TERMS OF PARAGRAPH 6 OF PFMA SCM INSTRUCTION 03 OF 2021/22 ON PREVENTING AND COMBATING ABUSE IN THE SUPPLY CHAIN MANAGEMENT SYSTEM SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....	
Signature	Date
.....	
Position	Name of bidder