



**GEORGE AIRPORT TERMINAL EXPANSION PROJECT
TENDER BRIEFING FOR THE PROCUREMENT OF MULTI-DISCIPLINARY
PROFESSIONAL SERVICES CONSULTANTS**



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19 APRIL 2024

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- The George Airport site measures approximately 276 hectares and comprises 1 paved active runway. The airport's passenger terminal building is located on the northern side of the airport.
- Airport Renovation undertaken approximately 15 years ago managed to increase the **terminal building processing capacity** to approximately **0.9 Million Annual Passengers (0.9 MAP)** with limitations on the departure lounge, concourse and queuing areas.
- **ACSA Integrated Airport Planning Division** conducted an in-depth analysis and investigation of the current terminal building, and in consultation with the project stakeholders has proposed the following:
 - **Undertake terminal expansion to increase the terminal's passenger processing capacity to 2 MAP** (a one-way peak of 750 peak hour passengers).
 - Undertake necessary upgrades to extend the **life of the existing assets**, provide **additional sub-system's capacity**, enable **additional commercial revenue** and ensure operational upgrades to the terminal's **safety and security elements**.
- The terminal development is in line with one of the three ACSA's **Core Strategic pillars**, which is to **Develop Airports**. (Run Airports, Develop Airports and Grow Footprint)

2. PROJECT SCOPE SUMMARY – LANDSIDE AERIAL VIEW



2. PROJECT SCOPE SUMMARY – AIRSIDE AERIAL VIEW

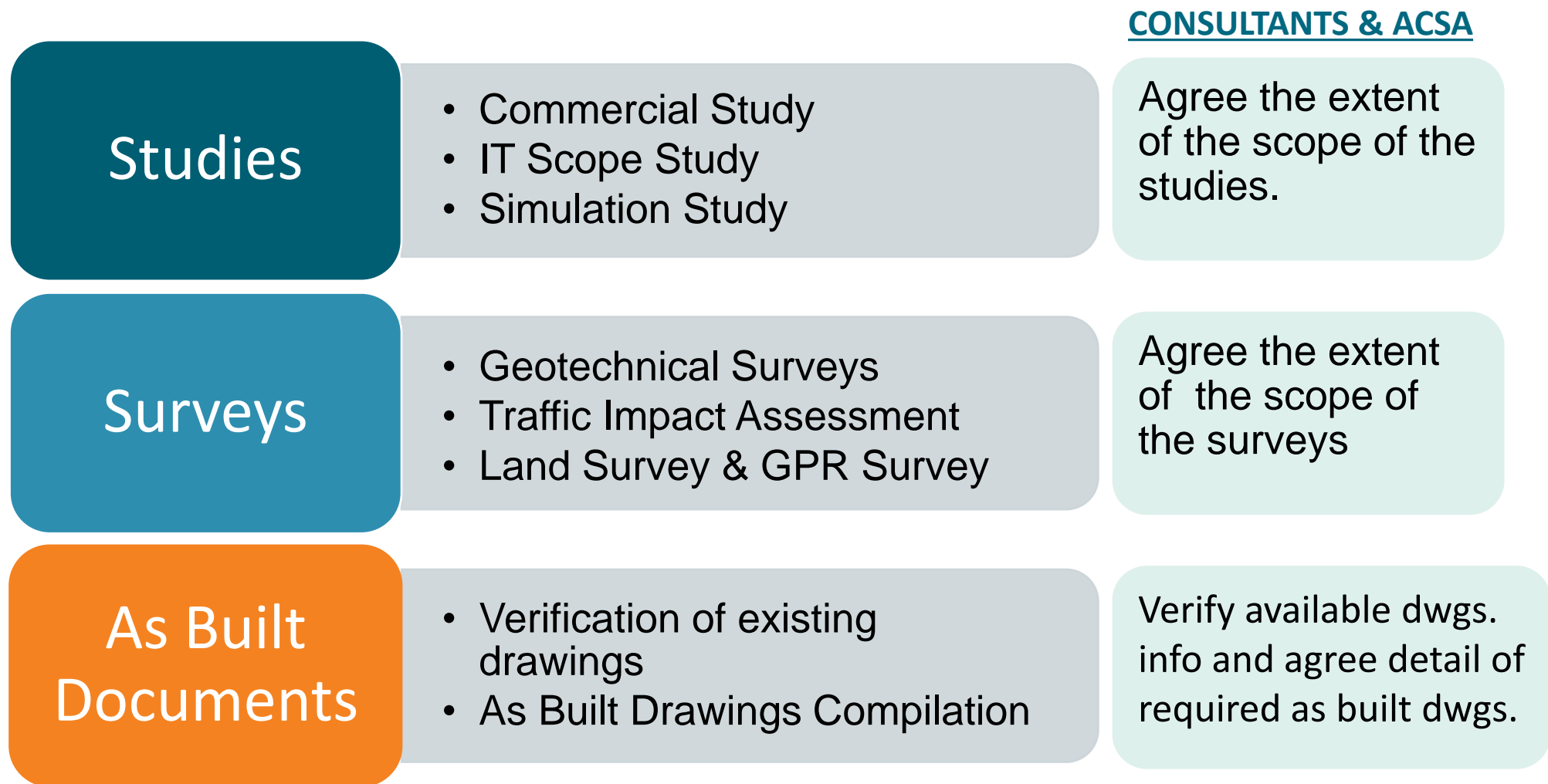


2. PROJECT SCOPE SUMMARY

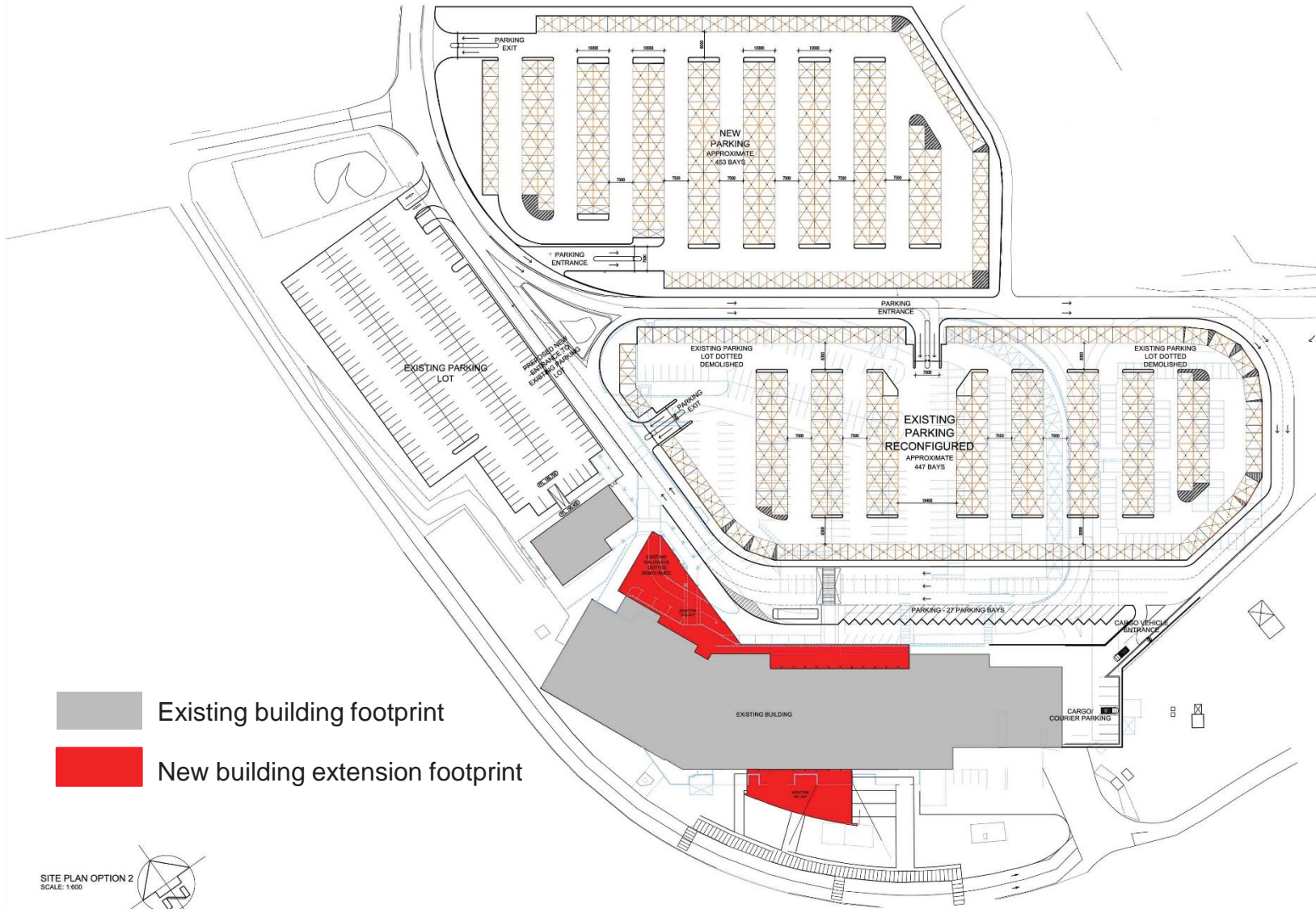
- **Terminal Expansion:** This involves the proposed expansion of the existing terminal building predominantly towards the north-east (Landside) and south-west (Airside / Apron) of the airport to provide additional capacity.
- **Terminal Renovation:** This involves the upgrade of the existing terminal building to extend its life and improve passenger experience and ambiance.
- **Commercial / Retail Offerings:** This involves the upgrade of existing and construction of new commercial facilities within the terminal building and / or the relocation thereof.
- **Upgrades to Terminal Building Systems:** This involves upgrades to the technology systems used to manage the terminal such as Building Management System, IT infrastructure, security systems, passenger processing systems, baggage handling systems.
- **Building Services Design and Installation:** This involves the design and installation of critical building services such as HVAC, mechanical, electrical, fire and plumbing systems.
- **Kerbside Relocation:** This involves the relocation of the existing kerbside operations, airport frontage ring road and achievement of landside operational traffic improvement.

2. PROJECT SCOPE SUMMARY (Continued)

- **Delivery management:** This will involve the planning, producing methodologies, phasing and management of the design and construction activities. This entails producing construction phasing plans (enablement work and main works), scheduling, cost estimating, risk management, and quality control of all project activities.
- **General Design Requirements:** This involves the detailed listing of specific requirements from the various ACSA project stakeholders which the professional consultant team must include during design development.
- **Specialist Studies:** This involves undertaking of all Specialist Studies required and the defining of the extent of the scope of the studies.
- **ACSA Concept Design Layout:** ACSA has produced a concept design for the Ground and First floor areas of the terminal building to guide the proposed additional spatial requirements. An **Accommodation Area Schedule** based on the ACSA Concept Design Layout was developed which provides minimum additional spatial requirements.



2. PROJECT SCOPE SUMMARY: SITE PLAN



4. PROJECT SCOPE SUMMARY: ACSA CONCEPT - GROUND FLOOR PLAN



Colour Key: ACSA Concept Design Layout

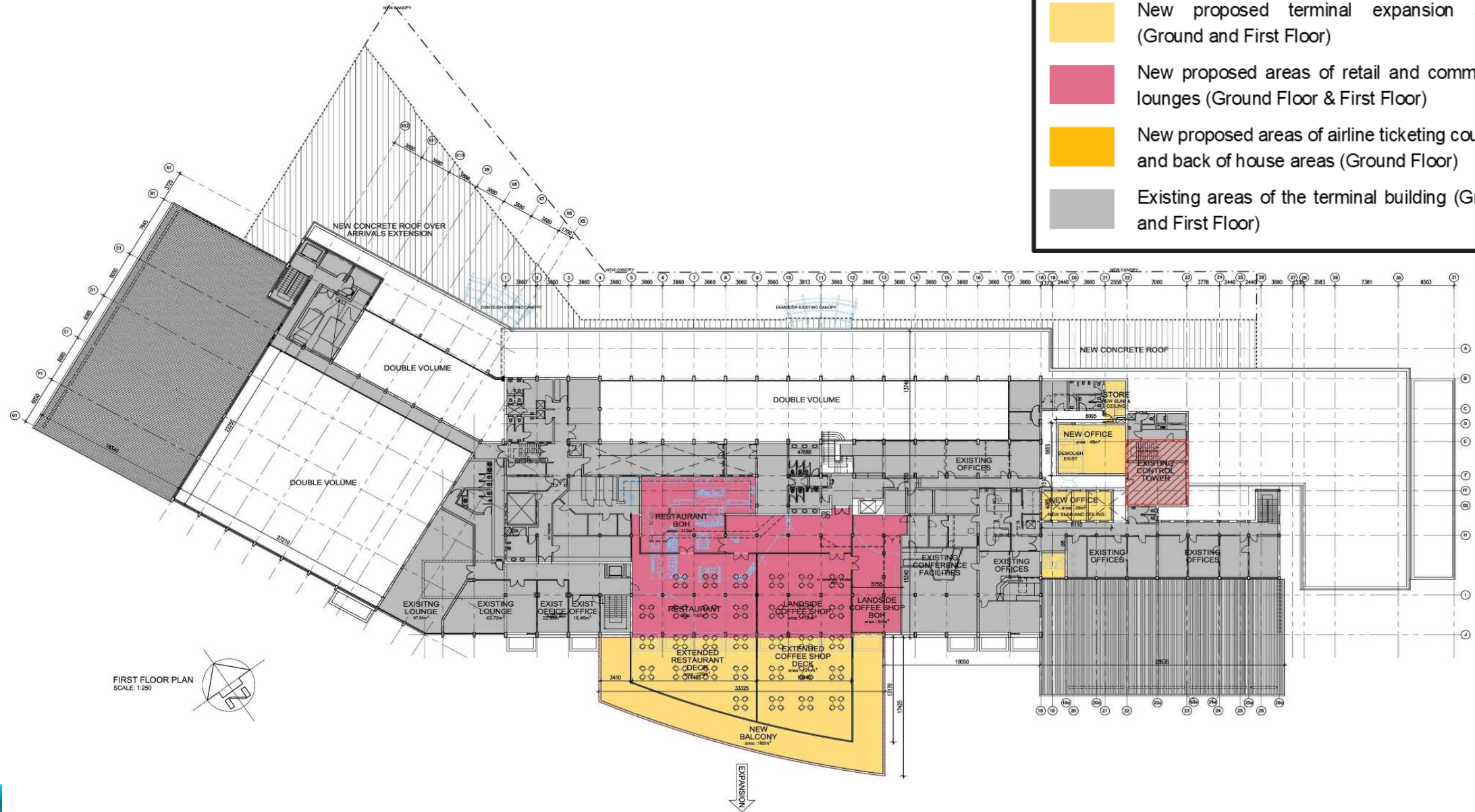
- New proposed terminal expansion areas (Ground and First Floor)
- New proposed areas of retail and commercial lounges (Ground Floor & First Floor)
- New proposed areas of airline ticketing counters and back of house areas (Ground Floor)
- Existing areas of the terminal building (Ground and First Floor)

GROUND FLOOR PLAN
SCALE: 1:250

4. PROJECT SCOPE SUMMARY: ACSA CONCEPT - FIRST FLOOR PLAN

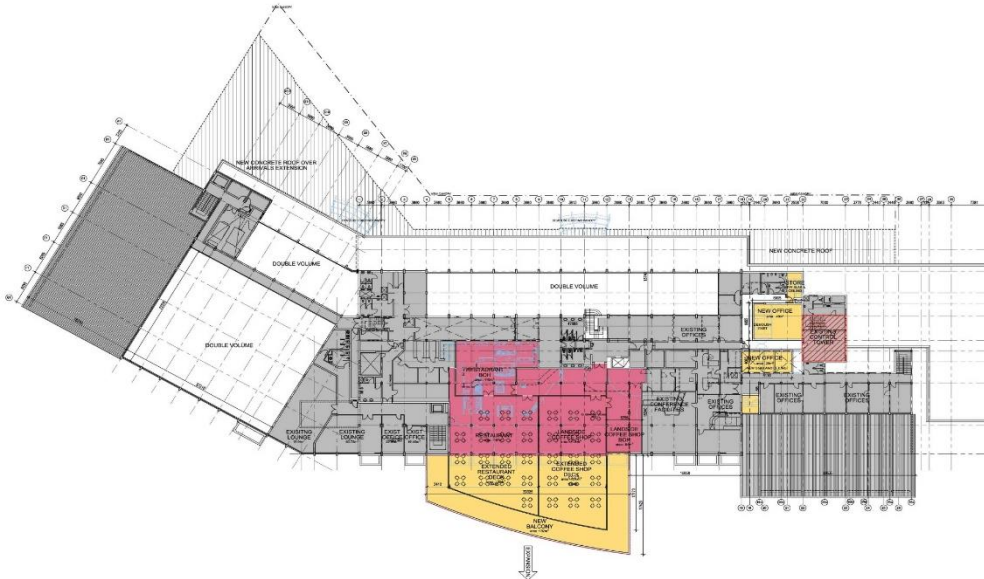
Colour Key: ACSA Concept Design Layout

- New proposed terminal expansion areas (Ground and First Floor)
- New proposed areas of retail and commercial lounges (Ground Floor & First Floor)
- New proposed areas of airline ticketing counters and back of house areas (Ground Floor)
- Existing areas of the terminal building (Ground and First Floor)



FIRST FLOOR PLAN
SCALE: 1:250

4. PROJECT SCOPE SUMMARY – ACCOMMODATION SCHEDULE



Area Schedule	Current	Additional	Total SQM	Total QTY
GROUND FLOOR				
1. Passenger Processing Areas (m²)	2795	2061	4856	42
1.1 Departure Concourse Area (m ²)	500	412	912	
1.2 Check-in Counter Incl. Spatial Provision for additional Check-In counters (qty)	17	8	-	25
1.3 Departures: Replacement / Expansion of existing Baggage Belt incl. Airside (m ²)	400	100	500	
1.4 Arrivals Concourse Area (m ²)	240	264	504	
1.5 Holding Lounge (Total) including 6 x relocated Boarding gates (m ²)	365	315	680	
1.6 Additional 1 x Security Point incl. spatial provision for the additional security point (qty)	2	2	-	4
1.7 Spatial Provisions for 4 x Additional Boarding Gates (qty)	6	4	-	10
1.8 Arrivals: 3 x Code C Baggage Belt Area (qty)	2	1	-	3
1.9 Associated Service Area / Baggage Belt Area (qty) - unit = meters (m ²)	560	240	800	
1.10 Arrivals: Refurbishment of existing Baggage Hall Area (Existing area) = m ²	730	730	1460	
2. Landside Retail Areas	225	200	425	0
2.1 Total Retail shops (m ²)	225	200	425	
3. Airline Office Accommodation (m²) incl.	197	153	350	0
3.1 Airline Ticket Counters				
3.2 Airline Offices & Back Of House				
Sub-Total (m²)	3217	2414	5631	
FIRST FLOOR				
Office Accommodation (m ²)	775	325	1100	
Premium Lounge / Restaurant Area (m ²)	1050	450	1500	
Back of House (m ²)	111	589	700	
Sub Total (m²)	1936	1364	3300	0
GRAND TOTAL	5153	3778	8931	42

3. PROJECT MILESTONE DATES:

	Activity	Target Completion date	Notes
P H A S E 1	Consultants Appointment	July 2024	Tender evaluation, Bids Adjudication & vetting, Award & Contracting
	FIDPM Stage 1	8 October 2024	Includes some studies & Condition Assessment
	FIDPM Stage 2	28 February 2025	Concept Design
	FIDPM Stage 3	23 July 2025	Detail design development
	Employers Investment Decision Approval	25 September 2025	Process for the Employer to apply for Investment Capex
P H A S E 2	FIDPM Stage 4 & Procurement	19 August 2026	Tender documentation & Main Contractor procurement process
	FIDPM Stage 5	28 January 2028	Includes Enablement Works / Decanting
	FIDPM Stage 6	27 March 2028	ORAT & Handover documentation
	FIDPM Stage 7	1 February 2029	12 months defects liability period and Close out

4. SCOPE OF SERVICE:

ACSA's intention is to procure the following Built Environment Professional Service Providers to be appointed in terms of the Design by Employer contracting strategy for the project:

- Standard / Normal and Additional professional services for the George Airport Terminal Expansion project delivered as per the Guidelines for Scope of Services and Tariff of Fees Guidelines in respect of services rendered by persons registered in terms of the relevant South African Professional Councils as required by the Professions Act of 2000.

Professional Discipline	Normal Service	Additional Services
Project Manager / Lead Consultant	SACPCMP Stages 1 – 6	Tenant Coordination, Project Coordination (Site Based), Operational Readiness and Transfer (ORAT)
Architect	SACAP Stage 1 – 6	Green Star Rational Design Specialist, Commercial Specialist, Acoustic Specialist, Simulation Study, Building Information Modelling (BIM), As Built Services verification & compilation
Quantity Surveyor	SACQSP Stages 1 – 6	Transformation Agent Services
Health & Safety Agent	SACPCMP Stages 1 – 6	Environmental Studies and Environmental Management
Civil and Structural Engineers	ECSA Stages 1 – 6	Traffic Impact Assessment, Geotechnical Survey, Land Survey, As-Built Drawings verification and compilation, BIM, Level 3 Construction Monitoring
Electrical and Electronic Engineers	ECSA Stages 1 – 6	ICT Scope Study, BIM, As Built Drawings verification & compilation, Level 3 Construction Monitoring
Mechanical and Fire Engineers	ECSA Stages 1 - 6	Baggage Handling System Design & pricing, Rational Fire Design, BIM, Level 3 Construction Supervision

- Standard / Normal and additional professional services for the project will be delivered in line with the requirements of the National Treasury FIDPM Stages 1 – 7. Consultants must be familiar with requirements of the FIDPM.

4. SCOPE OF SERVICE: (Continued)

- The appointments are strictly implemented in two phases:
 - Phase 1 : Stage 1 – 3 (FIDPM)
 - Phase 2: Stages 4 – 7 (FIDPM)
- Proceeding to Phase 2 is subject to ACSA investment decision approval at the completion of Stage 3, subsequent to sign off.
- Instruction to proceed with subsequent contract stages and associated scope of work will be confirmed in writing by the Employer on a stage-by-stage basis.

The Scope of Service each discipline is contained in Appendix 3a to 9a of the Bid document.

5. PRICING GUIDELINES

- Pricing for **Normal / Standard Service** must be as per the latest edition of the Guidelines for Tariff of fees from the relevant South African Council registered as per the Professions Act of 2000.
- The fee proposal must be a percentage fee based on the estimated cost of works issued per discipline.
- Disbursements must be included as a percentage of the total fee as guided by your fee scales.
 - R10 000 to fund the Airport Access Permits and related Training per person allocated to work full time on this project.
 - No mark-up to be levied on Permit costs.
- Total issued discount must be indicated in the pricing table and is applicable at the discretion of the bidder (not compulsory).
- Approved Tenderers pricing regime (i.e. % of fees, disbursement, discount, etc.) at tender stage shall be applicable throughout the life of the project.
- The use of fees contingency will only be approved by ACSA, once substantiated and approved.
- Consultant Fees will only be adjusted where the final cost of the works varies by more than 15% from the value on which the fee was determined at tender stage (Consultant appointment tender stage).

5. PRICING GUIDELINES: (Continued)

- Pricing for **Additional Services** will be on hourly rates which must be as per the latest edition of the Guidelines for Tariff of fees from the relevant South African Council registered as per the Professions Act of 2000.
- Total amount of estimated hours for implementation of each Category of service or as per years of professional experience are to be included for each additional Specialist services required.
- The hourly rates per specialist service must be provided by the Bidder and the total amount calculated from the rate and the hours must be provided in the relevant pricing table.
- Any issued discount must be indicated in the pricing table and is only applicable at the discretion of the bidder (not compulsory).
- The use of the total allocated hours per discipline will only occur once approval is obtained from ACSA, and accompanied by quotations where required. Time sheets will be required for claims against time base fees and shall be administered through the project Quantity Surveyor and approved by ACSA.
- Expenditure against any allocated Lump or Provisional Sum will be subject to approval by ACSA after submission and adjudication of 3 quotations from service providers.
- Payment of fees shall be done at completion of each stage as set out in the relevant professional body's fee scale guidelines.

The Pricing Schedule for each discipline is contained in Appendix 2b to 9b of the Bid document.

6. FUNCTIONALITY EVALUATION – STAGE 3

BIDDERS ARE TO RESPOND IN ACCORDANCE WITH THE CRITERIA RELEVANT TO THE SELECTED PROFESSIONAL DISCIPLINE / S THEY ARE TENDERING FOR.

- Functionality evaluation will only be undertaken for the Company and Key Personnel/s Experience

The Bidder must score at least the minimum score per criterion and the overall minimum 65 out of 100 points in order to be eligible for further evaluation on Price and Preference (80/20).

NOTE:

- The Professional registration status of the Key Personnel/s will be verified during evaluation stage.
- Company experience reference Letters will be verified during evaluation stage.
- Similar projects are those that were implemented in live and operational environments relating to Airport terminals, shopping malls, Office parks, Hospitals, Major transport hubs.

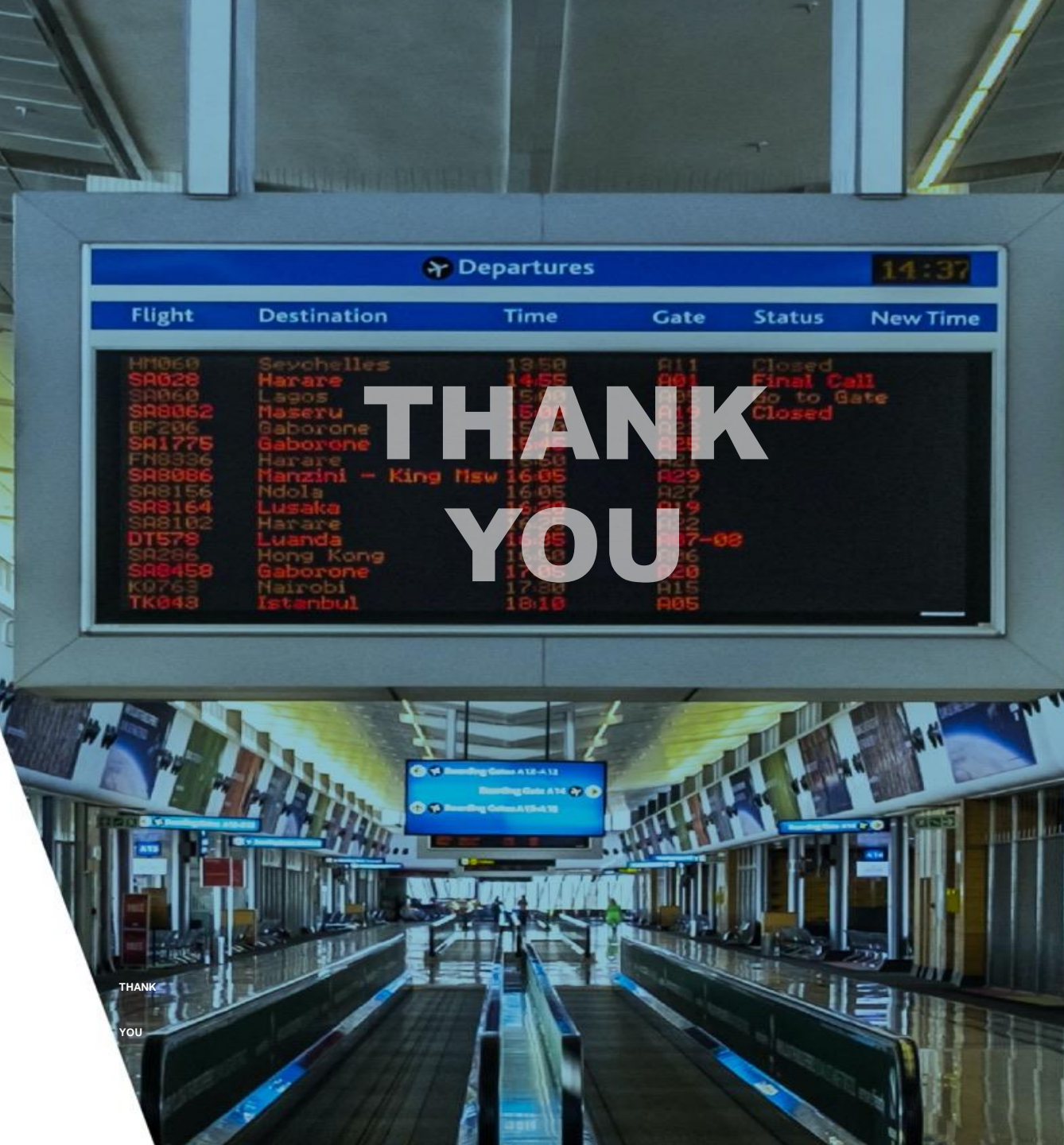
The functionality criterion for each discipline is contained on pages 14 – 20 of the Bid document.

INSURANCES

- All projects awarded for R50 million and below should have a PI cover not less than R5 million
- All projects awarded for more than R50 million should have a PI cover not less than R10 million.
- **Public Liability Requirement – To be advised prior to Bid closure date.**
- Refer to ACSA Generic Conditions of Contract Insurance Schedule.
- Confirmation of valid insurance will be required from the awarded service providers prior to contract sign off. No contracts will be entered into where valid proof of insurance is not submitted.

The image features a background of numerous 3D question marks in various shades of blue, scattered across a blue gradient. A horizontal teal banner is positioned in the center, containing the word "QUESTIONS" in white, bold, uppercase letters.

QUESTIONS



✈ Departures 14:37					
Flight	Destination	Time	Gate	Status	New Time
HM060	Seychelles	13:50	A11	Closed	
SA028	Harare	14:55	A01	Final Call	
SA060	Lagos	15:00	A05	Go to Gate	
SA0062	Naseru	16:00	A19	Closed	
BP206	Gaborone	16:00	A05		
SA1775	Gaborone	16:00	A05		
FN0336	Harare	16:50	A11		
SA0086	Manzini - King Msw	16:05	A29		
SA0156	Ndola	16:05	A27		
SA0164	Lusaka	16:20	A19		
SA0102	Harare	16:20	A11		
DT578	Luanda	17:05	A17-08		
SA206	Hong Kong	17:00	A16		
SA0458	Gaborone	17:00	A20		
K0763	Nairobi	17:00	A15		
TK043	Istanbul	18:10	A05		

THANK
YOU

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YOU