



sassa

SOUTH AFRICAN SOCIAL SECURITY AGENCY

RESPONSE TO BIDDER QUERIES

Terms of Reference
close on 22 September 2026 at 11:00 AM.

SASSA:09-26-CS-HO

QUESTIONS AND ANSWERS

Number	Bidder	Bidder Query	SASSA response
1.	Deloitte	Given the scale and complexity of the assignment, including the assessment of approximately 490 offices across all nine provinces and the extensive technical, professional, and compliance requirements stipulated in the tender documents, we would like to respectfully request that SASSA consider extending the submission deadline by two weeks, from 22 September 2026 at 11:00 AM to 9 October 2026 at 11:00 AM.	The request for extension was considered, however the request was not granted due to the urgency of the required services against our project timelines.
2.	Deloitte Africa Consulting Services	We are preparing for the bid submission and would like to clarify Clause 10.2, which reads: "Claim for payments (interim payments) will be done after the twenty five percent of work is completed and signed off by the project manager.	This question was addressed in the briefing session, where it was indicated that the payment terms will be further discussed during the development of SLA with the successful bidder.
3.	JMCres	Given that this tender will be adjudicated on a 80/20 basis, is the assumption from SASSA that the price will not exceed R50m as per the tender guidelines?	The SASSA estimated amount for this tender is less than R50M, therefore 80/20 the preference point is applicable.
4.	LDM	Kindly advise whether, in terms of 7.2.1 on page 10, are bidders required to provide resources for all professional disciplines listed, or only for the specific professional discipline for which they are submitting a tender.	The service provider must assign a dedicated Project Leader who strictly meets all the minimum compliance outlined below. Failure to provide complete, valid verification documents for any of the requirements will result in disqualification: 7.2.1 Professional Registration and Statutory Compliance (Elimination/Mandatory Criterion) The Project Leader must hold valid, active professional registration in ONE of the following categories and submit the specified exact verification documents: Professional Engineer (PrEng): Registered with the Engineering Council of South Africa (ECSA).

			- Professional Quantity Surveyor (PrQS): Registered with the South African Council for the Quantity Surveying Profession (SACQSP). - Professional Architect (Pr Arch): Registered with the South African Council for the Architectural Profession (SACAP).
5.	Turner & Townsend	- How will pro-rate payment happen for interim reports/milestones? Will it be based on area or number of buildings - If an office is within a larger building e.g shopping mall, please confirm that structural analysis (roof assessments etc will not be required) - Please confirm the process of reviewing and approving interim reports - Will multiple Consultants be appointed across all regions?	Payment terms will be discussed with the successful bidder during the development of SLA An audit should be conducted in line with the Terms Of Reference Details will be discussed with the successful bidder The appointment will be done in line with the terms of reference: 11.10. A contractual agreement will be entered into with a single legal entity.
6.		1. Lease Type – Direct/Service in kind/SASSA. 2. Are any of the sites listed in the property list used for a specified period, only utilized during SASSA payouts period. (for instance, mobile offices) and how many are those.	1. Direct-SASSA entered into a direct lease agreement with private landlord Service in kind: SASSA do not pay rent to those properties. 2. All sites listed are fully utilised by SASSA in line with SASSA operational mandate. All properties are listed on the SASSA list provided
7.	JMCres	We would like to get a rough estimate of the percentage split of properties leased and those owned by SASSA or any government entity currently in use by SASSA. This is key to deal	The split of properties is indicated on the list of properties provided, the audit should be conducted in all properties in line with the terms of reference.

		with the pricing as far as the remedial works concerned and the emphasis made during the tender briefing that we need to concentrate on properties belonging to SASSA and those owned by other government entities.	
8.	Bryant Rajuili	We intend to submit our bid as a Joint Venture comprising of two companies. If one of the joint venture members does not have a valid ISO 9001:2015 certificate and the other has, would that disqualify the joint venture submission ?	ISO 9001 Quality Management System Compliance The Service Provider must hold a valid ISO 9001:2015 certification at tender closing. The Bidder is contractually obligated to adopt and maintain any subsequent updates or new versions of the ISO 9001 standard published prior to award or during the contract lifecycle. Continuous, uninterrupted certification is a mandatory requirement for the full duration of the project. ISO 9001:2015 certification must be issued by an accredited third-party certification body (e.g., SANAS in South Africa, or an equivalent international accreditation forum member). The certificate must clearly reflect the name of the bidding entity and the Scope of Certification stated on the certificate must explicitly cover professional services within the built environment (such as engineering, architectural, quantity surveying, or building condition assessment services).
9.	Afroteq	Can you kindly confirm the documents required under the Pricing proposal? SBD 1 Invitation to Bid Resolution B-BBEE certificate SBD 3.1 Pricing Schedule Annexure B – Pricing schedule Price breakdown	The pricing schedule required is SBD 3.1 and annexure C
10.	Fhatuwani Maimela	Kindly send me the Teams briefing session recording.	
11.	DELANI PROPERTY	1. Joint Venture (JV) Structuring: Is it	In case of a Joint Venture it must be have National footprint due to

	INVESTMENTS (Pty) Ltd	permissible for a regionally focused property firm to form a Joint Venture or Consortium with a national partner to bid for this 18-month national audit scope? If so, are there specific regional equity or local subcontracting targets mandated for localized nodes like KwaMashu? 2. Subcontracting Mechanisms: Alternatively, does the tender framework support or favor a bidding model where a national prime contractor allocates regional auditing work packages to locally established property/facilities entities? 3. Regional Submission Exceptions: Since the final tender document indicates physical delivery to the Pretoria Head Office box, could you confirm if any provision has been made for regional hand-delivery drop-offs at the KZN Regional Office for out-of-province bidders?	the nature of the project deliverables. This will be defined by your audit methodology. The physical delivery address is Pretoria Head Office.
12.	Afroteq	Can you please clarify where the reference must be in name of the Project Lead (individual) or the Company? Most of our reference letters are addressed to the company with an overall performance or recommendation statement and not necessarily point out the individual performance. Kindly advise.	The reference letters for the project leader and the reference letters for the company is needed as per the Terms of Reference.
13.	Afroteq	Can you kindly advise what the validity period is and if the bidders list will be uploaded onto the SASSA website or eTender?	The validity period is 90 days and the bidders list will be uploaded the SASSA Website and e-Tender portal
14.	Triviron	May you kindly provide Annexure C referring to Applying the CIDB	ANNEXURE C is the only pricing schedule applicable to this bid.

		Skills Standard in Construction Projects (Professional Services).	
15.	Poppy Shezi	1. How will pro-rate payment happen for interim reports/milestones? Will it be based on area or number of buildings. 2. If an office is within a larger building e.g shopping mall, please confirm that structural analysis (roof assessments etc will not be required). 3. Please confirm the process of reviewing and approving interim reports. 4. Will multiple Consultants be appointed across all regions?	1. Payment shall be linked to the successful completion and acceptance of Building Condition Assessments (BCAs) for each facility, including the submission of comprehensive assessment reports and associated deliverables in accordance with the approved Terms of Reference. Professional fees shall be determined and compensated based on the applicable tariffs and fee scales approved by the relevant Built Environment Statutory Councils and Professional Bodies, as prescribed within the South African built environment regulatory framework. 2. The structural integrity of offices used by SASSA will be required in line with the Terms of Reference 3. This will be discussed with the successful bidder 4. Single entity will be appointed
16.	SMEC	Could you kindly provide us with your company information so we can load it on our system as a new client, for bid purposes	SASSA engages service providers by following Supply Chain Management processes.
17.	Infratec	Advise on why Infratec and Billfort JV was disqualified for Bid SASSA:17-25-CS-HO , as we are in the process of compiling and submitting for bid SASSA:09-26CS-HO , we would want to know what to rectify and improve for this current submission.	This question is not relevant to this Bid and it should have been asked after publication of the previous bid cancellation and before the re-advertisement of the bid.