



University of Venda
Creating Future Leaders

UNIVERSITY OF VENDA

Reference No :IN/010/2020

CIDB GRADE 7 OR HIGHER

**Framework Agreement for the completion of the Health Sciences
Building, Thohoyandou**

BSC MEMBERS	SIGNATURE	DATE OF APPROVAL
Chairperson		
SCM		
Technical (End User)		
Legal Department		

CALL FOR EXPRESSION OF INTEREST

July 2020

Issued by:

University of Venda
University Rd
Thohoyandou
0950

Name of Respondent:



UNIVERSITY OF VENDA

Reference No :IN/010/2020

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Framework Agreement for the completion of the Health Sciences Building, Thohoyandou

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E3 Indicative scope of work



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Framework Agreement for the completion of the Health Sciences Building, Thohoyandou

E1.1 Notice and Invitation to submit an Expression of Interest

The University of Venda invites expressions of interest from a contractor to enter into a framework agreement over an 18 month term without a commitment to a quantum of work to provide management contractor services relating to the completion of the Health Science Building, which commenced during 2015 and which was abandoned prior to its completion.

The contract will be based on the NEC3 Engineering and Construction Contract (Option F: Management contract).

Respondents must have a CIDB contractor grading designation 7 or higher.

Respondents who are B-BBEE status level 1 to 5 contributors and who undertake to subcontract a minimum of 30% to EMEs or QSEs over the term of the contract are prequalified in accordance with the provisions of the Preferential Procurement Regulations 2017 to compete for the award of a contract.

Documents may be obtained from: xhanti.benmazwi@univen.ac.za from 08:00 to 16H00 on Monday to Friday.

Queries relating to the issue of these documents may be addressed in writing to MrCXS Ben-Mazwi at email xhanti.benmazwi@univen.ac.za.

The closing time for receipt of submissions is 12:00 midday hrs on 30 September 2020. Telegraphic, telephonic, telex, facsimile, e-mail and late tenders will not be accepted.

Requirements for sealing, addressing, delivery, opening and assessment of submissions are stated in the Submission Data

Documents can be downloaded from the University Website www.univen.ac.za

University of Venda
Mphephu Drive, Opposite Khoroni Hotel
Thohoyandou
0950

A non-refundable deposit of R1377.00 can be deposited into Univen bank account as follows:

Bank: Absa
Account Name: Univen Tender Deposits
Account Number: 1000000538
Reference: 0015616



UNIVERSITY OF VENDA

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E1.2 Submission Data

The conditions for the calling for expressions of interest are the latest edition of SANS 10845-4, *Standard conditions for the calling for expressions of interest*.

SANS 10845-4, which can be obtained online from the South African Bureau of Standards (see www.store.sabs.co.za), makes several references to the Submission Data for details that apply specifically to this submission. The Submission Data shall have precedence in the interpretation of any ambiguity or inconsistency between it and the Standard Conditions for the calling for Expressions of Interest.

Each item of data given below is cross-referenced to the clause in SANS 10845-4 to which it mainly applies

Clause number	Submission Data
3.1	The Employer is the University of Venda
3.2	The documents issued by the Employer comprise the documents listed on the contents page
3.3	The employer's agent is: Name: CXS Ben-Mazwi E-mail: xhanti.benmazwi@univen.ac.za
3.4	The language for communications is English
4.1	Only those respondents who are registered with the Construction Industry Development Board, or are capable of being so registered within 21 working days from the closing date for submission, in a contractor grading designation of 7 or higher, are eligible to have their submissions evaluated.
4.2	Respondents who: a) are B-BBEE status level 1 to 5 contributors and b) undertake to subcontract a minimum of 30% to EMEs or QSEs over the term of the contract are prequalified in accordance with the provisions of the Preferential Procurement Regulations 2017 to compete for the award of a contract.
4.3	Only those respondents who satisfy the prescribed CIDB Contractor Grading Designation requirements, the pre-qualification criteria for preferential procurement and the following eligibility criteria and who provide the required evidence in their submissions are eligible to submit tenders, have their submission evaluated and be invited to submit tender offers. 1) The respondent is: a) not an unincorporated joint venture; and b) registered in terms of the Companies Act, 2008 (Act 71 of 2008) or Close Corporation Act, 1984, (Act No. 69 of 1984); 2) The respondent and any of its directors/shareholders are not listed on the Register of Tender Defaulters in terms of the Prevention and Combating of Corrupt Activities Act of 2004 or the National Treasury's

	<p>Database of Restricted Suppliers (see www.treasury.gov.za) as a person prohibited from doing business with the public sector;</p> <p>3) The respondent has completed the Compulsory Declaration and there are no conflicts of interest which may impact on the tenderer's ability to perform the contract in the best interests of the employer or potentially compromise the tender process;</p> <p>4) The respondent is able to provide Audited Annual Financial Statements complying with applicable legislation for the preceding financial year within 12 months of the year end;</p> <p>5) The respondent has a turnover over during its preceding financial year which is not less than R 35 million;</p> <p>6) The respondent can provide at least three contactable references as a main contractor for works comprising the construction, refurbishment, rehabilitation or alteration of multi-storey buildings having a contract value of at least R 10 million including VAT, which has been satisfactorily completed during the last five years, and can provide proof of having completed such contracts in a form acceptable to the employer;</p> <p>7) The respondent is registered and in good standing with the compensation fund or with a licensed compensation insurer;</p> <p>8) The respondent is capable of producing a health and safety plan for the refurbishment of institutional multi-storey buildings; and</p> <p>9) The respondent is registered on the Central Supplier Data Base (CSD).</p>
4.4	<p>The employer's address for delivery of submissions and identification details to be shown on each submission package are:</p> <p>Location of tender box: University of Venda: Main Gate</p> <p>Physical address: University Road, Thohoyandou, Limpopo Private Bag x5050, Thohoyandou, 0950 Limpopo, South Africa</p> <p>Identification details: IN/010/2020, Framework Agreement for the completion of the Health Sciences Building, Thohoyandou 30 September 2020 and 12H00 midday</p>
4.5	<p>Parts of each submission communicated on paper shall be submitted as an original plus two copies</p> <p>The tenderer is requested to also provide a scanned PDF copy of the complete submission in electronic format on a flash disk and to include this in their tender submission.</p>
4.6	<p>The closing time for submissions is as stated in the Notice and Invitation to Submit an Expression of Interest.</p>
4.7	<p>Telephonic, telegraphic, telex, facsimile or e-mailed submissions offers will not be accepted.</p>
4.8	<p>All respondents who submit responsive submissions will be invited to submit tender offers unless they have abused the Employer's Supply Chain Management System or have failed to perform on any previous contract and have been given a written notice to this effect will not be invited to submit tender offers.</p>



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Framework Agreement for the completion of the Health Sciences Building, Thohoyandou

E.2.1 List of returnable documents

Respondents shall provide or complete the following documents:

- 1) Compulsory Declaration
- 2) Enterprise Declaration together with the following attachments:
 - a) Proof of company registration in terms of the Companies Act, 2008 (Act 71 of 2008) or Close Corporation Act, 1984, (Act No. 69 of 1984) as applicable and Companies Amendment Act 3 of 2011
 - b) Audited Annual Financial Statements Declaration for the tendering entity including suitable audited annual financial statements for the preceding financial year within 12 months of the financial year end;
 - c) A letter of good standing from the Compensation Fund or a licensed compensation insurer as contemplated in the Compensation for Occupational Injuries and Disease Act, 1993 (Act No. 130 of 1993);
 - d) National Treasury Central Supplier Data Base – CSD Registration report printed not earlier than 2 weeks prior to the closing date for submissions; and
- 3) A draft health and safety plan for the proposed construction of an institutional multistory buildings or a copy or a recent health and safety plan for works of a similar nature.
- 4) B-BBEE Verification Certificates issued by a verification agency accredited by the South African National Accreditation System (SANAS) or, in the case of an Exempted Micro Enterprise or a Qualifying Small Enterprise, if permitted in terms of the relevant code, a duly completed sworn affidavit on the relevant and appropriate form obtained from one the following websites (see Enterprise Declaration)
 - o https://www.thedti.gov.za/economic_empowerment/bee_codes.jsp
 - o <http://www.cscconline.org.za/Home/Documents>

Note: The tenderer is required to insert a tax compliance pin number in the Compulsory Declaration so that the tenderer's tax compliance status can be confirmed

Compulsory Declaration

The following particulars must be furnished. In the case of a joint venture, separate declaration in respect of each partner must be completed and submitted.

Section 1: Enterprise Details

Name of enterprise:	
Contact person:	
Email:	
Telephone:	
Cell no	
Fax:	
Physical address	
Postal address	

Section 2: Particulars of companies and close corporations

Company / Close Corporation registration number	
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Section 3: SARS Information

Tax reference number	
Tax compliance status pin number	
VAT registration number:	<i>State Not Registered if not registered for VAT</i>

Section 4: CIDB registration number

CIDB Registration number (if applicable)	
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Section 5: National Treasury Central Supplier Data Base Registration Number

CSD registration number Attach CSD registration report	
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Section 6: Particulars of principals

principal: means a natural person who is a partner in a partnership, a sole proprietor, a director of a company established in terms of the Companies Act of 2008 (Act No. 71 of 2008) or a member of a close corporation registered in terms of the Close Corporation Act, 1984, (Act No. 69 of 1984), .

Full name of principal	Identity number	Personal tax reference number

Attach separate page if necessary

Section 6: Record of termination of previous contracts with an organ of state

Was any contract between the tendering entity including any of its joint venture partners terminated during the past 5 years for reasons other than the employer no longer requiring such works or the employer failing to make payment in terms of the contract.

Yes No (Tick appropriate box)

If yes, provide particulars (interest separate page if necessary)

Section 7: Declaration

The undersigned, who warrants that he / she is duly authorised to do so on behalf of the tendering entity confirms that the contents of this Declaration are within my personal knowledge, and save where stated otherwise in an attachment hereto, are to the best of my belief both true and correct, and Companies Amendment Act 3 of 2011

- i) neither the name of the tendering entity or any of its principals appears on:
 - a) the Register of Tender Defaulters established in terms of the Prevention and Combating of Corrupt Activities Act of 2004 (Act No. 12 of 2004)
 - b) National Treasury’s Database of Restricted Suppliers (see www.treasury.gov.za)
- ii) neither the tendering entity or any of its principals has within the last five years been convicted of fraud or corruption by a court of law (including a court outside of the Republic of South Africa);
- iv) the tendering entity is not associated, linked or involved with any other tendering entities submitting tender offers
- v) has not engaged in any prohibited restrictive horizontal practices including consultation, communication, agreement, or arrangement with any competing or potential tendering entity regarding prices, geographical areas in which goods and services will be rendered, approaches to determining prices or pricing parameters, intentions to submit a tender or not, the content of the submission (specification, timing, conditions of contract etc) or intention to not win a tender; and
- vi) has no other relationship with any of the tenderers or those responsible for compiling the scope of work that could cause or be interpreted as a conflict of interest.

Signed _____

Date _____

Name _____

Position _____

Enterprise name _____

NOTE 1 The Standard Conditions of Tender contained in SANS 10845-3 prohibits anticompetitive practices (clause 3.1) and requires that tenderers avoid conflicts of interest, only submit a tender offer if the tenderer or any of his principals is not under any restriction to do business with employer (4.1.1) and submit only one tender either as a single tendering entity or as a member in a joint venture (clause 4.13.1). Clause 5.7 also empowers the Employer to disqualify any tenderer who engages in fraudulent and corrupt practice. Clause 3.1 also requires tenderers to comply with all legal obligations.

NOTE: 2 Corrupt activities which give rise to an offence in terms of the Prevention and Combating of Corrupt Activities Act of 2004) include improperly influencing in any way the procurement of any contract, the fixing of the price, consideration or other moneys stipulated or otherwise provided for in any contract and the manipulating by any means of the award of a tender.

NOTE: 3 Section 4 of the Competition Act of 1998 prohibits restrictive horizontal practice including agreements between parties in a horizontal relationship which have the effect of substantially preventing or lessening competition, directly or indirectly fixing prices or dividing markets or constitute collusive tendering. Section 5 also prohibits restrictive vertical practices. Any restrictive practices that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties.

Enterprise Declaration

The undersigned, who warrants that he / she is duly authorised to do so on behalf of the respondent confirms that:

- 1) The respondent is not an unincorporated joint venture and is (tick appropriate box and insert the registration number):
 - a close corporation – ck no
 - a company – company no(Attach Proof of company registration in terms of the Companies Act, 2008 (Act 71 of 2008) or Close Corporation Act, 1984, (Act No. 69 of 1984) as applicable)
- 2) The respondent confirms that the respondent's turnover over the preceding financial year is not less than R35 million.
(Complete Annual Financial Statements Declaration – Annexure A)
- 3) The respondent confirms experience in the provision of the construction, refurbishment, rehabilitation or alteration of institutional multi-storey buildings and has successfully completed three contracts as a **main contractor** involving such works over the last five years, each of which has a contract value including VAT of at least R 10 m
(Complete Annexure B)

4) Confirmation of B-BBEE status

The Construction Sector Code applies to the B-BBEE compliance measurement of all entities that fall within the Construction Sector. It includes the following definitions:

- Built Environment Professional (BEPs): These are enterprises that conduct the following activities: Planning, design and costing of construction projects in the built environment. Also, project management and design of a construction value chain including environment, energy, industrial, property, transport and infrastructure. Enterprises typically classified as BEP's include, but are not limited to, consulting engineering practices, architects, quantity surveyors and town planners.
- Construction related activities: the activities conducted by Contractors, BEP's and Construction Material Suppliers
- Construction Sector: all enterprises who derive more than 50% of their annual Revenue from Construction Related Activities.

I hereby confirm the following (tick appropriate boxes):

- a) The tenderer is:
 - an Exempted Micro Enterprise
 - a Qualifying Small Enterprise
 - not an Exempted Micro Enterprise or a Qualifying Small Enterprise
- b) The tenderer is a BEP :
 - yes
 - no
- c) the tenderer derives:
 - more than 50% of annual Revenue from Construction Related Activities
 - less than or equal to 50% of annual Revenue from Construction Related Activities

Note: The turnover thresholds for the generic score card for an EME and QSE are R10 m and R 50 m, respectively. These values are in the case of the Construction Sector score card for an EME and a QSE who is a BEP have been reduced to R 6 m and R 25 m respectively.

- d) the tenderer is a level B-BBEE contributor
- e) the tenderer has submitted the following proof of B-BBEE status:

Basis for compliance measurement	
Generic code of good practice	Construction code of good practice
<input type="checkbox"/> Affidavit obtained from https://www.thedti.gov.za/economic_empowerment/bee_codes.jsp or <input type="checkbox"/> B-BBEE Verification Certificates issued by a verification agency accredited by the South African National Accreditation System (SANAS)	<input type="checkbox"/> B-BBEE Verification Certificates issued by a verification agency accredited by the South African National Accreditation System (SANAS) or <input type="checkbox"/> an affidavit obtained from http://www.cscconline.org.za/Home/Documents if an EME with a turnover of less than R1,8 m provided that the BEP does not wish to apply for enhanced B-BBEE status level

- 5) The respondent hereby confirms that the enterprise:
- undertakes to subcontract a minimum of 30% of the contract value to Exempted Micro Enterprises (EMEs) and / or Qualifying Small Business Enterprises (QSE) as defined in the Preferential Procurement Regulations 2017;
 - is registered on the National Treasury Central Supplier Data Base (attach CSD Registration report)
 - Is in possession of a letter of good standing from the Compensation Fund or a licensed compensation insurer as contemplated in the Compensation for Occupational Injuries and Disease Act, 1993 (Act No. 130 of 1993) (attach letter).
 - is capable of producing a health and safety plan for the construction of institutional multi-story buildings (attach a copy of a recent Health and Safety Plan or a draft health and safety plan for the proposed refurbishment of institutional multi-storey buildings)

I hereby declare that the contents of this Declaration are within my personal knowledge, and save where stated otherwise are to the best of my belief both true and correct.

Signed

Date

Name

Position

Tenderer

Annexure A: Audited Annual Financial Statements Declaration

The undersigned, who warrants that he / she is duly authorised to do so on behalf of the respondent, confirms that:

- 1) The enterprise's financial year end is
- 2) The enterprise's financial statements have been prepared in accordance with the provisions of the Companies Act of 2008 or the Close Corporation Act of 1984, as applicable
- 3) The enterprise has compiled its financial accounts [tick one box]:

<input type="checkbox"/> internally	<input type="checkbox"/> independently
-------------------------------------	--
- 4) The following statement applies to the enterprise [tick one box and provide relevant information]

<input type="checkbox"/> enterprise has had its financial statements audited; name of auditor	<input type="checkbox"/> enterprise is required by law to have an independent review of its financial statements name of independent reviewer
<input type="checkbox"/> enterprise has not had its financial statements audited and is not required by law to have an independent review or audit of such statements	
- 5) The attached income statement and balance sheet is a true extract from the financial statements complying with applicable legislation for the preceding financial year within 12 months of the financial year end.

[Attach the Statement of Financial Performance and the Statement of Financial Position contained in the Audited Annual Financial Statement]
- 6) The annual turnover for the last financial year is R
- 7) The total assets as at the end of the last financial year is R
- 8) The total liabilities as at the end of the financial year is R

I hereby declare that the contents of this Declaration are within my personal knowledge, and save where stated otherwise are to the best of my belief both true and correct.

Signed

Date

Name

Position

Tenderer

Annexure B: Contactable client references

Contactable reference #1.		Description of works undertaken as a main contractor for the construction of refurbishment, rehabilitation or alteration of institutional multi-storey buildings	Particulars
Name of organisation:			Approximate contract value including VAT (R m) Completion date (within last 5 years)
Contact Person:			
Telephone:	Landline: Mobile:		
Email (if available):			
Contactable reference #2.		Description of works undertaken as a main contractor for the construction of refurbishment, rehabilitation or alteration of institutional multi-storey buildings	Particulars
Name of organisation:			Approximate contract value including VAT (R m) Completion date (within last 5 years)
Contact Person:			
Telephone:	Landline: Mobile:		
Email (if available):			
Contactable reference #3.		Description of works undertaken as a main contractor for the construction of refurbishment, rehabilitation or alteration of institutional multi-storey buildings	Particulars
Name of organisation:			Approximate contract value including VAT (R m) Completion date (within last 5 years)
Contact Person:			
Telephone:	Landline: Mobile:		
Email (if available):			

Framework Agreement for the completion of the Health Sciences Building, Thohoyandou

E3: Indicative scope of work

1 Overview of the indicative scope of work and approach to bringing the project to completion

Funding was obtained by UNIVEN from Department of Higher Education and Training (DHET) in the Third Infrastructure cycle (2012/13 to 2014/15) for the Health Science Building, comprising, a 2 150 Seater Lecture Rooms, 19 Offices, 4 Seminar Rooms, 2 Health Laboratories, 2 Classrooms, 4 Meeting Places. 4 Meeting Rooms, 2 Kitchens and Stores, Ablutions, 2 Nutrition Laboratories, 1 Food Science Laboratory, 1 Cold Room and 1 Lift. Construction commenced on the on 21 March 2015. The expectation was that it would be completed by 21 July 2016.

The Health Science Building was intended to be an architectural landmark building. It is a multi storey reinforced concrete frame building with a void below the first floor (see Figure 1).



Figure 1: Artists impression of completed building

An underqualified professional team and a contractor who was not up to the challenge were appointed through UNIVEN's SCM system to construct this landmark building. The contractor lacked financial capacity to perform the works which resulted in a slow pace of progress (see Figure 2).

Members of the DHET's MIF Support Team visited the site during August 2019 and observed several potential shortcomings in the fire and structural safety performance of the building. This team commissioned an experienced and credible structural engineer and an architect to review the structural and fire safety performance of the building. On advice from this team, all construction work was stopped during October 2019. The contracts with the contractor and the professional team have subsequently been terminated.



The findings of the structural engineer and architect may be summarised as follows:

- 1) There are some serious structural issues relating to the concrete structure (no shear walls, unbalanced cantilevers on the ends of the building, staircase stringers having insufficient depth and missing supports etc.)
- 2) The steelwork supporting the cladding over the buildings will most probably have to be taken down to rectify the design and construction deficiencies and reassembled should the building be built as per the current plans.
- 3) There are a number of structural shortcomings in some of the masonry walls (high wall near the auditorium and end walls of the multi-storey portion of the building).
- 4) There is also a potential non-compliance with the fire escape distances.

The University has recognised that the building is seriously compromised requiring a ground up approach as to how to proceed to complete the project. The current thinking to bring this project to completion is to:

- 1) Construct three additional stair wells – one on each side of the building and one in the middle. These concrete stairwells can be used to provide lateral stability to the building and address the fire safety issues. If the end stair wells are tied to the building, the structural issues relating to the unbalanced cantilevers will fall away. These additional stairwells will also enable the demolition of the first flights of the eastern and western staircases resulting in the issue of extremely poor construction and the missing steel support beam falling away.
- 2) Remove the steelwork completely and waterproof the roof to architectural requirements. It may be necessary to provide architectural shade to the north elevation and rain protection to the south elevation. It will also be necessary to demolish the existing stub columns and recover any salvage value of the steel.
- 3) Repurpose many of the existing spaces and create laboratories beneath the first floor.

In order to mitigate excessive risk pricing which will result in a significant cost premium in completing the building, the Employer has embarked upon the following course of action to mitigate such risks as follows:

- 1) terminate all contracts associated with the delivery of this project;
- 2) appoint a management contractor on a cost-plus basis to undertake the necessary professional and construction services to complete the building, based on the contractor's design proposals and the approach as outlined above and to obtain the necessary certificate of occupancy from the Thulamela Local Municipality;
- 3) retain the services of the DHET appointed structural engineer and architect to assist the UNIVEN client delivery management team with the briefing of the management contractor and his professionals and advise on the appropriateness, implications and acceptability of the management contractor's proposals and work that is undertaken; and
- 4) obtain the full time services of a suitably qualified person with at least 10 years' experience in the management of the physical construction process associated with buildings and infrastructure within building precincts to function as the Project Manager and Supervisor in accordance with the provisions of the NEC3 Engineering and Construction Contract.

The NEC3 Engineering and Construction Contract (ECC), Option F (Management contract) will form the basis of the framework contract entered into with the Employer. The management contractor's responsibilities for construction work are the same as those of a contractor working under one of the other options provided in the NEC3 ECC. However, the management contractor performs only a limited amount of construction works typically relating to site establishment and de-establishment. The remainder of work is contracted from sub-contractors and suppliers who will be subcontracted through direct contracts with the contractor, who acts as a management contractor.

The contractor will accordingly be required to appoint any built environment professionals as may be necessary to complete the building and obtain the necessary certificate of occupancy from the Thulamela Local Municipality.

The management contractor tenders his Fee and is paid on a cost reimbursable basis i.e. defined cost uplifted by his fee percentage. Defined cost includes subcontract amounts and the prices of the work done by the contractor himself less disallowed cost. Disallowed cost includes costs not justified by accounts and records, costs not in accordance with a subcontractor's contract, costs incurred because procedures were not followed and payment to a subcontractor for work which the contractor is to do himself and the contractor's management.

The management contractor is responsible for supplying management services. The management contractor's fee will increase if subcontractors' prices (part of defined cost to the contractor) increase due to compensation events. However, he will not receive separate payment for his work in dealing with compensation events and he will not receive any additional fee for work on compensation events which does not lead to an increase in subcontractors' prices.

Package orders will be introduced into the contract to create a framework agreement to enable the contractor to tackle the works on a piecemeal or as instructed basis. The contractor will identify the resources required to complete the work and develop an overall programme for the works. He will then scope the work associated with each package order and price such order at open market or competitively tendered prices with deductions for all discounts, rebates and taxes which can be recovered. The package order will be finalised in consultation with the Employer. Once agreement is reached on the order, the contractor may execute the order within a stipulated period or incur delay damages.

This incremental approach to completing the building will enable risk pricing to be minimised as work will be priced when the unknowns become knowns. It also provides flexibility in finalising the work within a reasonable budget as there can be interaction between the Employer and the contractor regarding the finalisation of the contents of each package order.

2 Objective of the call for an expression of interest

The objective of this call for an expression of interest is to prequalify interested CIDB registered contractors so that they can be invited to submit tenders for a framework agreement for management contractor services to complete the Health Sciences Building in Thohoyondou over an eighteen month term without a commitment to a quantum of work.

3 Employer's objective for putting in place framework agreements

The Employer's objective is to put in place a framework agreement for management contractor services is to complete the Health Sciences Building in the most cost effective manner within the available funding.

4 Procurement strategy

The Employer intends entering into a framework agreement with a contractor for management contractor services relating to the completion of the Health Sciences Building in Thohoyondou, following a competitive selection process (qualified procedure). The NEC3 Engineering and Construction Contract (ECC), Option F: Management contract will form the basis of the framework agreement entered into with the Employer.

The management contractor will also be required to subcontract the necessary professional services to bring the project to a completion and to obtain the necessary certificate of occupancy from the Thulamela Local Municipality.

A framework agreements will be entered into. This will enable work to be called off in terms of an order over the term of the contract without a commitment to a quantity of instructed work. An order falling within the scope of the agreement may be issued during the term of the contract but not after the term. Any work instructed before the expiry of the term will be completed under the contract.

Respondents who are invited to submit tenders will be evaluated on the basis of financial offer, preference and quality. Tenderers will be required to tender their direct fee percentage and subcontracted fee percentages. These parameters will be reduced to a comparative offer in terms of a tender assessment schedule. A framework agreement will be entered into with one or more of the highest scoring tenderers.

5 Secondary procurement objectives and obligations

The Employer's secondary (developmental) objectives which will be linked to the completion of the Health Science Building will include:

- the promotion of broad based black economic empowerment by applying the provision of the Preferential Procurement Regulations of 2017 including where applicable and appropriate Exempted Micro Enterprises (EMEs) and Qualifying Small Enterprises (QSEs) and
- the provisions of work opportunities to businesses located with the jurisdiction of the Vhembe District Municipality