



Pre-Qualification for The Principal Building Contractor

Ga-Rankuwa City project
for
Public Investment Corporation (PIC)

Tender Addendum No.1

11 November 2019



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Date: 11 November 2019

REF.	PICPROP015/10/2019
BRIEFING DATE	08 NOVEMBER 2019
BRIEFING TIME	12:00
ENQUIRIES	enquiries3@pic.gov.za
BID	<u>PRE-QUALIFICATION FOR THE PRINCIPAL BUILDING CONTRACTOR FOR THE PROPOSED REDEVELOPMENT OF GA-RANKUWA CITY SHOPPING CENTRE</u>

Dear Sir/Madam,

RE: Pre-Qualification for The Principal Building Contractor for Ga-Rankuwa City Project

Tender Addendum No.1

In terms of the Tender - **PICPROP015/11/2019**, issued by Public Investment Corporation on the 4th November 2019, herewith please find enclosed the addendum to the tender for the subject project, which shall be included as part of the tender document submission at the closing of the tender.

Except to the extent modified by this Addendum, the original terms of the tender shall remain unchanged and binding on all the interested parties. The tenderer shall submit a copy of the addendum, including all tender deliverables specified in the original Tender Document.

The additional information and responses to Questions tabulated herein are applicable to Tender Documents dated 28th October 2019.

1 PART A: TENDER BRIEFING: ADDITIONAL INFORMATION

Item No.	Description	Additional Information
1.	Section 3: Pre-qualification information and instructions	<p>Replace Page 10 with the attached page 10. <u>Refer to Attachment in PART E</u></p> <p>Changes made: Key Milestones and Estimated Dates: Item 1.2 Estimated Start date 29 May 2019 changed to 29 May 2020.</p>
2.	Period for Tender to remain open for acceptance	This tender shall remain in full legal force for ninety (90) calendar days from the tender closing date.
3.	Tender briefing information	<p>Tender briefing Presentation including post-briefing clarification of SOW. For Information Only. <u>Refer to Attachment in PART E</u></p>
4.	Local Content: (Targeted Procurement – 30%)	<p>List of Possible local trades <u>Refer to Attachment in PART E</u></p>
5.	New concrete Roof slab	<p>Contractors to take note of new concrete roof to be constructed. Refer to drawing: <u>Refer to Attachment in PART E</u> Indicative Roof Plan: 20793-002</p>
6.	Temporary Entrance during construction	Contractors to note that there may be a need to create a temporary main entrance into the mall at the existing banking court in order to proceed with construction works as per item 1.
7.	Targeted Completion Dates	<p>Contractor to take note of Beneficial Occupation and Practical Completion dates. Beneficial Occupation: 31st August 2020 Practical Completion: 7 December 2020</p>
8.	Hoarding layout and Health & Safety measures. (To commence on 20 April 2020 - prior to any construction commencing for Phase 1)	<ul style="list-style-type: none"> • Contractor to note the requirement of interim hoarding of the existing Shoprite store. • Safety measures for all affected services,
9.	Pop-up Stores	<p>Contractor to take note that there will be at least two interim pop-up stores on the north side of the centre. Trading for the pop-up stores to continue during construction of Phase 1</p>

2 PART B: TENDER BRIEFING: QUESTIONS AND ANSWERS

No	QUESTIONS	ANSWERS
1.	Can you please advise on which semi face brickwork must we price on?	<ul style="list-style-type: none"> • Moroccan Red Blend - Travertine
2.	For programming and methodology purposes; Please could you advise on the basic structural design for the construction of the new structures build.	<ul style="list-style-type: none"> • Typical superstructure; Roof sheeting on steel rafters with steel columns at grid intersections. • Typical foundation; shallow RC footing + stub column founded within building platform as shown on drawing No. 20793-010 (Tender Doc.)
3.	Our understanding is that the Phase 1 base-build construction of the Shoprite anchor box and for the newly constructed shops is to be completed on 7 December 2020 and that Beneficial Occupation for tenants takes place from 7 December 2020.	<ul style="list-style-type: none"> • BO for Shoprite is 31 Aug 2020 (PC - 7 Dec 2020) • BO for rest of phase 1 is 31 Oct 2020 (PC - 7 Dec 2020)
4.	Please advise on the Beneficial Occupation period required for the Tenant Installation for the Phase 1 Shoprite and newly constructed shops.	<ul style="list-style-type: none"> • BO for Shoprite is 31 Aug 2020 (PC - 7 Dec 2020) • BO for other ph1 south line shops is 31 Oct 2020 (PC - 7 Dec 2020)
5.	Please advise on the scope of works that will be required for the alterations to existing Phase 2 and 3 shops.	<ul style="list-style-type: none"> • Complete alterations of existing layouts (Refer to demolition layout) including: <ul style="list-style-type: none"> ○ New roof sheeting, internal layouts, new services, etc. Existing structural frame remains. ○ Construction of new drive-thru's, new taxi rank structures (incl. taxi association offices), landscaping, site lighting and potentially construction of new entrance and intersection as well as alterations to existing entrance.
6.	Please advise on the Beneficial Occupation periods required for the tenants to do their tenant fit-outs in the phase 2 and 3 shops.	<ul style="list-style-type: none"> • Estimated 2 months.
7.	Under phase 3, please provide clarity on where the line shop tenants get relocated to.	<ul style="list-style-type: none"> • <u>Refer to PART D: Relocation Schedule</u> • Tenants that relocate to phases 1 and 2 will be relocated once new space is ready. Others will close for the duration of the renovations; however, this period must be minimized as much as possible.

8.	Please provide us with a plan of the existing tenant layout of the shopping Centre.	<p><u>Refer to Attachment in PART E</u></p> <p>Existing Tenants - Leasing Plan</p>
9.	Please may we request drawings (structural, sections, and architect floor plans)	<ul style="list-style-type: none"> • Typical superstructure; Roof sheeting on steel rafters with steel columns at grid intersections. • Typical foundation; shallow RC footing + stub column founded within building platform as shown on drawing 20793-010 (Tender Doc.)
10.	<ul style="list-style-type: none"> • Proposed laydown area discussed in the briefing session. • Specific Beneficial Occupation dates for various shops. • Presentation as discussed in the site briefing. • Local participation list of emerging local enterprises for the wards as indicated on page 36. • Contractor site access point. 	<ul style="list-style-type: none"> • <u>Refer to Attachment in PART E</u> • 1104.06 GA-RANKUWA CITY SDP-SHEET 050 LOCALITY REV A • 90 Days (Shoprite), 45 Days (Game and food court) and 30 Days (All other line shops) • <u>Refer to Attachment in PART E</u> • Local Contractor database to be finalized and distributed for the next (RFP) round of submissions. • Refer to proposed Laydown Area and access point on Locality Map.
11.	<ul style="list-style-type: none"> • Are there boundaries to consider when implementing local participation for the project? 	<ul style="list-style-type: none"> • Refer to the Tender Document pg. 35 - Annexure A (Local Participation Goals) and study project guidelines on Targeted Procurement.
12.	<ul style="list-style-type: none"> • Is there a social facilitator appointed for the project? 	<ul style="list-style-type: none"> • A Project Steering Committee (PSC) was established in 2018 with the objective to facilitate social and community matters relating to the project. 10 PSC meetings held thus far.
13.	<ul style="list-style-type: none"> • How is the Local Content spend distributed across suppliers, labour and contractors based on the Procurement Act? 	<ul style="list-style-type: none"> • The project procurement strategy is not a total adoption of the Procurement Act. The strategy is based on principles of the Act and contextualized to benefit the Ga-Rankuwa Community. The successful bidder will produce a Local Participation Plan that illustrates best practice principles and a sustainable spread of the spend across the trades and sectors. • A local supplier and trades list to be generated and will be distributed for the next (RFP) submission.

3 PART C: TARGETED PROCUREMENT: LIST OF TRADES FOR LOCAL PROCUREMENT

No.	Description	Performance Security (Mandatory)	N/S & Domestic Subcontractor
1	Air-conditioning (Heat, Ventilation)	Yes	Selected
2	Electrical Works	Yes	Selected
3	Lightning Protection	Yes	Nominated
4	Waterproofing	Yes	Selected
5	Roof Sheetting	Yes	Selected
6	Specialist Translucent Roof Canopy	Yes	Selected
7	Shop fitting and Joinery	Yes	Selected
8	Ceilings	Yes	Selected
9	Basement Façade Finishes (Pre-cast)	Yes	Nominated
10	Façade Cladding	Yes	Selected
11	Electrical Installation	Yes	Selected
12	Tiling- Supplier (PC).	Yes	Selected
13	Tilling - Installation	Yes	Selected
14	Ironmongery- PC	Yes	Selected
15	Structural Steel	Yes	Selected
16	Sundry Metal work	Yes	Selected
17	Plumbing and Drainage	Yes	Selected
18	Vanity and Mirrors	Yes	Selected
19	Paintwork	Yes	Nominated/Selected
20	Roads and Paving	Yes	Domestic/Selected
21	Fencing	Yes	Selected
22	Signage, directional and way finding (PC)	Yes	Selected
23	Landscaping	Yes	Selected
24	Building Management System (BMS)	Yes	Selected
25	Automated Metering Readings (AMR)	Yes	Selected
26	Aluminium Shopfronts	Yes	Selected
27	Specialist Fire Protection	Yes	Selected
28	ICT- Fibre	Yes	Selected
29	Security, CCTV, electronics	Yes	Selected
30	Standby Generator	Yes	Selected
31	Walk off Mat	No	Domestic
32	Mall Furniture	No	Nominated/Selected
33	Demolitions		

4 PART D: PROPOSED TENANT RELOCATION SCHEDULE:

Shop Number on Existing Tenant DWG	Tenant Name	Current	Future	Building Works Start Date	Building Works End Date	Lease Expires
Shop 19	Old Mutual	Phase 1	Phase 1	2020/04/20	15-Jan-21	2019/12/31
Shop 20 (New Shop 01E)	Roots Butchery	Phase 1	Phase 1	20-Apr-20	15-Jan-21	28-Feb-19
Shop 23	Liquor City	Phase 2	Phase 1	25-Jan-21	26-Oct-21	30-Nov-18
Shop 29	Hollard	Phase 1	Phase 1	20-Apr-20	15-Jan-21	30-Sep-19
Shop 29A	Romans Pizza	Phase 1	Phase 1	20-Apr-20	15-Jan-21	31-Aug-20
Shop 34b (new shop 89a)	Sheet Street	Phase 2	Phase 1	25-Jan-21	26-Oct-21	31-Oct-19
Shop 36b	NB Cellular	Phase 2	Phase 1	25-Jan-21	26-Oct-21	30-Jun-22
Shop 43a	The Fish and Chips	Phase 2	Phase 1	25-Jan-21	26-Oct-21	30-Sep-19
Shop 44	Pie City	Phase 2	Phase 2	25-Jan-21	26-Oct-21	30-Nov-19
Shop 45a	African Bank	Phase 2	Phase 2	25-Jan-21	26-Oct-21	30-Sep-19
Shop 64	Shoprite	Phase 1	Phase 1	20-Apr-20	15-Jan-21	30-Jun-19
Shop DT01	KFC	Phase 1	Phase 1	20-Apr-20	15-Jan-21	31-Jul-17
Shop 1 (Shop number 149)	Studio 88	Phase 3	Phase 2	27-Oct-21	07-Jul-22	30-Sep-19
Shop 2 (Shop number 129)	Webbers	Phase 3	Phase 2	27-Oct-21	07-Jul-22	31-Mar-21
Shop 12 (Shop number 141)	Rage	Phase 3	Phase 3	27-Oct-21	07-Jul-22	31-Mar-15
Shop 13 (Shop number 112)	Jet Mart	Phase 3	Phase 2	27-Oct-21	07-Jul-22	31-Oct-18
Shop 14 (Shop number 113)	Mr Price	Phase 3	Phase 2	27-Oct-21	07-Jul-22	30-Nov-19
Shop 15 & 16 (Shop number 10)	Truworths	Phase 3	Phase 2	27-Oct-21	07-Jul-22	31-Mar-21
Shop 17b (Shop number 130)	City Bags	Phase 3	Phase 2	27-Oct-21	07-Jul-22	Monthly
Shop 18 (Shop Number 111)	Milady's	Phase 3	Phase 2	27-Oct-21	07-Jul-22	30-Nov-19
Shop 33a (Shop number 143 - t)	Multiserve	Phase 2	Phase 3	25-Jan-21	26-Oct-21	28-Feb-21
Shop 35 (Shop number 121)	Beaver Canoe	Phase 2	Phase 2	25-Jan-21	26-Oct-21	31-May-19
Shop 38 (Shop number 138 a)	John Craig	Phase 2	Phase 3	25-Jan-21	26-Oct-21	30-Apr-21
Shop 40 (Shop number 122)	Dunn's	Phase 2	Phase 2	25-Jan-21	26-Oct-21	30-Nov-20
Shop 46 (Shop Number 146)	Precious Afro Asia	Phase 2	Phase 2	25-Jan-21	26-Oct-21	31-Jul-19
Shop 05 - 08 (Shop number 71)	Pick N Pay	Phase 3	Phase 3	27-Oct-21	07-Jul-22	30-Nov-27
Shop 2a	Value vision Keevan Shee	Phase 3	Phase 3	27-Oct-21	07-Jul-22	31-May-19
Shop 5a (Shop number 69)	Pick N Pay- Liquor	Phase 3	Phase 3	27-Oct-21	07-Jul-22	30-Nov-27
Shop 9a (Shop number 71)	Bradlow's	Phase 3	Phase 3	27-Oct-21	07-Jul-22	31-Oct-20
Shop 9b	Standard Bank ATM	Phase 3		27-Oct-21	07-Jul-22	31-Aug-20
Shop 9c (Shop number 72)	Sleep master	Phase 3	Phase 3	27-Oct-21	07-Jul-22	30-Nov-22
Shop 10 (Shop number 73)	Best Electric	Phase 3	Phase 3	27-Oct-21	07-Jul-22	1-Aug-20
Shop 23 & 24 (Shop number 47)	Railway	Phase 1	Phase 3	20-Apr-20	15-Jan-21	31-May-20
Shop 36a (Shop number 51)	ABSA ATMS	Phase 3	Phase 3	27-Oct-21	07-Jul-22	30-Sep-17
Shop 37 (Shop Number 49)	Capitec	Phase 2	Phase 3	25-Jan-21	26-Oct-21	30-Sep-18
Shop 41 & 42 (Shop number 54)	Nedbank	Phase 2	Phase 3	25-Jan-21	26-Oct-21	30-Apr-19
Shop 43 (Shop 57)	New Era Finance	Phase 2	Phase 3	25-Jan-21	26-Oct-21	31-Dec-20
Shop 47 (Shop number 52)	Post Office	Phase 1	Phase 3	20-Apr-20	15-Jan-21	30-Sep-15
Shop 48 (Shop 65 & 66)	Medizone	Phase 3	Phase 3	27-Oct-21	07-Jul-22	30-Nov-21
Shop 51	Dr Nsenda	Phase 3	Phase 3	27-Oct-21	07-Jul-22	31-May-18
Shop 52	Dr TJ Setsiba	Phase 3	Phase 3	27-Oct-21	07-Jul-22	31-Oct-19
Shop 53	Garankuwa Health	Phase 3	Phase 3	27-Oct-21	07-Jul-22	31-Dec-19
Shop 54	FNB	Phase 3	Phase 3	27-Oct-21	07-Jul-22	30-Apr-20
Shop 56/a (Shop number 50)	ABSA	Phase 3	Phase 3	27-Oct-21	07-Jul-22	30-Sep-22
Shop 58 (Shop number 53)	Standard Bank	Phase 3	Phase 3	27-Oct-21	07-Jul-22	31-Oct-20
Shop 58b (Shop number 45)	South African National Bk	Phase 3	Phase 3	27-Oct-21	07-Jul-22	31-Aug-18

5 PART E: DRAWINGS AND ADDITIONAL INFORMATION:

6 PART F: ACCEPTANCE AND DECLARATION

Date: 11 November 2019

Project: Ga-Rankuwa City

Subject: Pre-Qualification for The Principal Building Contractor for Ga-Rankuwa City Project
Tender Addendum No.1

Dear Sir/Madam,

Kindly confirm receipt of Addendum No.1 by signing and returning this page to Enquiries3@pic.gov.za no later than Friday 22nd of November 2019.

I/We the undersigned hereby confirm that we have received Addendum No.1 to the tender - PICPROP015/11/2019.

Company Name :

Name & Surname :

Signature :

Designation :

Date :

Should you have any queries or require any clarifications, please email these to the following address; enquiries3@pic.gov.za by no later than Monday 25th November 2019.

We look forward to receiving your tender responses.

Kind regards,

Public Investment Corporation
Procurement