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SOUTH AFRICAN QUALIFICATIONS AUTHORITY RESPONSES TO QUESTIONS FROM BIDDERS FOR TENDER NO SAQA 01/2024 – REQUEST FOR PROPOSALS FOR THE ACQUISITION OF AN OFFICE BUILDING FOR THE SOUTH AFRICAN QUALIFICATIONS AUTHORITY (SAQA)

o	Bidder's Question/Request	SAQA's Response
1.	Location - Where do you want office accommodation: - (e.g.,) Location: Centurion, Hartfield, Menlyn, Brooklyn?	SAQA will accept offers for an office building that meets the criteria within Gauteng province. Preferably Pretoria or the surrounding area
2.	What Is the radius for surrounding areas?	SAQA will Gauteng province. Preferably Pretoria or the surrounding area
3.	Will SAQA accept new developments	No new construction projects will be considered as the occupation date is within three months, and SAQA will not consider new construction.
4.	For new developments, when will the occupation date be?	The occupation will be within three months of purchase.
5.	If accompany is level 1 can they bid? Or SAQA will only accept bids from companies that are 51% black owned.	BBBEE level for this bid is not a qualifying criterion, After the treasury instruction following the afriforum case, SAQA has decided to adopt the two specific goals as stipulated in the document. The BBBEE

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		certificate will be used as evidence for bidders to receive points on the last stage.
6.	What is the envisaged date of occupation?	SAQA has already sold the current building. As such, the relocation must happen as soon as possible.
7.	Can bidders submit bids for the rental option only and if the answer is yes, what is the lease period that SAQA will consider?	<p>As per page 3 of the bid document.</p> <ul style="list-style-type: none"> If the acquisition option fails. the rental option that meets the same requirements will be considered, therefore the bidders are encouraged to submit rental options <p>In the bidder's submissions, Bidders must include conditions that will assist SAQA in making the decision to lease e.g. minimum rental period for the building</p>
8.	In the document the minimum office size is stipulated, what is the Maximum that SAQA is looking for?	<p>Office size</p> <p>An office building with a minimum of 2,800 sqm and not limited to a maximum of 5,800 sqm.</p> <p>This will be included in the addendum also.</p>
9.	Which criteria will be used to evaluate the rental option?	<p>As per page 3 of the bid document.</p> <ul style="list-style-type: none"> If the acquisition option fails. the rental option that meets the same requirements will be considered, therefore the bidders are encouraged to submit rental options <p>The same criteria will be used for the evaluation of rental options and outright purchases.</p>

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10.	<p>What will be the rental period for the leasing option? without the lease period how will SAQA evaluate the different offers, comparing apples to apples?</p> <p>If one bidder bids for 3 years and other bidders bid for 10 years, this will affect the pricing.</p>	SAQA will be using the rate per square metre to check the prices
11.	<p>It is very important for SAQA to stipulate the rental period, the rates per square meter is dependent on the rental period as such SAQA must stipulate the lease period.</p>	<p>In the briefing session, it was noted that the lease period is not mentioned in the document as such this will be included in the erratum.</p> <p>SAQA has decided that the rental period for evaluation purposes will be 3 years. The actual rental period will be agreed upon at a later stage.</p>
12.	<p>Can a bidder who is in the process of purchasing a building or a transfer process for a building submit a bid for the building which is still in transfer?</p> <p>It was mentioned in the document that an offer can be made by an agent through a mandate,</p> <p>Would it be acceptable for a purchaser to bid with an intention to on sell the property? It is not clear in the document if the purchasers can bid as buyers and not as agents</p> <p>Is this option available, can purchasers offer such buildings to SAQA in this tender?</p>	<p>The alternative will be for the current owners to bid for the tender</p> <p>As per mandatory requirements 6: SAQA will only accept title deeds and mandates for agents</p> <p>SAQA will not be accepting bids for buildings that are in the transfer process.</p>

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13.	As a follow up to question 12, if the purchaser wants to bid on their own and the transfer will be completed before the envisaged date of occupation, can the purchaser still bid?	The bid documents will not reflect a mandate or the title deeds As per mandatory requirements 6: SAQA will only accept title deeds and mandates for agents SAQA will not be accepting bids for buildings that are in the transfer process.
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Approval of Bid responses:

Signature : 

Name: Benedict Tefu

Date: 23 July 2023

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