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SAQA
SOUTH AFRICAN QUALIFICATIONS AUTHORITY

SOUTH AFRICAN QUALIFICATIONS AUTHORITY RESPONSES TO QUESTIONS FROM BIDDERS FOR TENDER NO SAQA 03/2024 – REQUEST FOR PROPOSALS FOR THE LEASE OF AN OFFICE BUILDING FOR THE SOUTH AFRICAN QUALIFICATIONS AUTHORITY (SAQA)

No	Bidder's Question/Request	SAQA's Response
1	Good Afternoon Mr. Benedict Tefu, Please advise: 1) When is SAQA wanting to occupy the new premises? a. We have a development opportunity and need to know if it is worth submitting and it will depend on when you are wanting the lease to start?	- If the building is newly constructed it should be available for occupation within three (3) months after the closing date of the bid.

2	Hi Benedict I notice you are the go-to person for enquiries regarding the current tender. I have a query regarding paragraph 3 on the SBD 3.1 document and would appreciate if you can provide clarity. In terms of paragraph 3, bidders are required to indicate a ceiling price based on the total estimated time for completion of all phases and including all expenses inclusive of all applicable taxes for the project. I am not sure what to make of this and what exactly is the supposition of a ceiling price based on the total estimated time for completion of all phases – of what phases ? Paragraph 4 indicates that the ceiling price must include all applicable taxes, including value-added tax, pay-as-you-earn income tax, unemployment insurance fund contributions and skills development levies. The only tax applicable when leasing office space is value added tax. All the other taxes referred to has nothing to do with the rental payable. These taxes are for the account of the building owner. Must be total amount to be inserted as per paragraph 3, be equal to the total of the rental amount including VAT for 5 years as per page 20 of the tender document ?	- The total amount to be inserted as per paragraph 3, must equal to the total of the rental amount including VAT for 5 years as per page 20 of the tender document.
3	Greetings Mr Benedict Tefu, I trust this e-mail finds you well. I would like to make an enquiry regarding the above mentioned tender. We have 2 exquisite buildings which match ALL of Saqa's requirement as per the tender document. These buildings however do not have an official Green Rating Certificate from GBCSA. I am also of the believe that numerous (suitable buildings) will have this challenge and will thus limit the number of responses. Kindly advise if we can still submit a bid and include a letter of intent to secure a Green Star rating for the building should we get appointed?	- It is SAQA's requirement that the building should be Green Star Rated by GBCSA, and this should be active and valid at the closing date and evaluation stage of the proposals. Unfortunately, this requirement cannot be relaxed.

4	Good Day Could you please advise if the bidder must answer yes or no in item 4.3 of the bid document.	- The bidder must answer yes or no in their responses and bidders must submit a document substantiating their claim and provide a cross-reference where their quotation/proposal addresses this requirement.
5	Good day Mr Tefu, We refer to the above RFB which we intend responding to. We wish to draw your attention to clause 10 of the RFB document titled: Termination of Contract. This clause gives SAQA the right to suspend and/or terminate the contract by giving 60 days' notice. Can you kindly clarify whether in terms of this clause: 1. SAQA may temporarily suspend a contract after taking occupation of the property? 2. Whether, in such case temporary suspension would entail temporarily vacating the premises and effectively making the rentable area available for leasing during the suspension period? Or, whether temporary suspension entails suspending rental payments until such time funds are available and settling the rental arrears for the period when funds were not available? 3. In the events of termination, will SAQA vacate the premises completely within the 60 day period? This clause, if understood to mean what I have set out above, effectively creates a lease agreement valid for 60 day periods which makes it difficult for funders to place reliance on for purposes of raising funding for acquisition of the property and/or for renovating the property to meet SAQA's requirements.	- This will change as SAQA will enter into a lease agreement with the successful service provider where the terms and conditions will be agreed upon to suit both the landlord and SAQA in line with the rental market standards.

Approval of Bid responses:

Signature :

Name : <u>Benedict Tefu</u>

Date : <u>11 October 2024</u>