

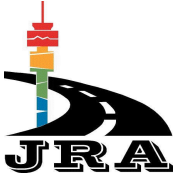
**JOHANNESBURG ROADS AGENCY (SOC) LTD**

**CONTRACT NO. JRA 19/474**

**FOR**

**CONSTRUCTION: PANEL OF SERVICE PROVIDERS FOR THE BUILDING MAINTENANCE, REFURBISHMENT AND RENOVATIONS ON VARIOUS JRA OWNED BUILDINGS WITHIN THE CITY OF JOHANNESBURG ON AN “AS AND WHEN REQUIRED BASIS” FOR A PERIOD OF THREE (03) YEARS**

**PART 1. TENDER PROCEDURE (PINK PAGES)**



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**JOHANNESBURG ROADS AGENCY (SOC) LTD**

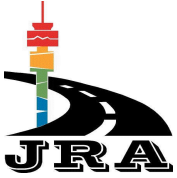
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Panel Of Service Providers For The Building Maintenance, Refurbishment And Renovations On Various JRA Owned Buildings Within The City Of Johannesburg On An "As And When Required Basis" For A Period Of Three (03) Years

The Tender Part 1  
Tender Procedures

Contract No JRA 19/474

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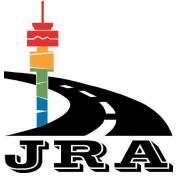
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**T1.1 TENDER NOTICE AND INVITATION TO TENDER (WHITE PAGES)**



## T1.1 TENDER NOTICE AND INVITATION TO TENDER

The Johannesburg Roads Agency invites tenders for the following:

### **CONSTRUCTION: PANEL OF SERVICE PROVIDERS FOR THE BUILDING MAINTENANCE, REFURBISHMENT AND RENOVATIONS ON VARIOUS JRA OWNED BUILDINGS WITHIN THE CITY OF JOHANNESBURG ON AN "AS AND WHEN REQUIRED BASIS" FOR A PERIOD OF THREE (03) YEARS**

Tender documents are obtainable from the JOHANNESBURG ROADS AGENCY website downloadable free of charge at <http://www.jra.org.za/procurement/tenders> as from **02 JULY 2020**.

Hard copies can also be requested via email and a cost of a non-refundable deposit of **R 750.00** will be charged per each request in the form of Direct Deposit or EFT payment. EFT/ Deposit details; Account Name: City of Johannesburg: JRA; Bank: Standard Bank; Account No.: 00-019-791-2; Branch code: 00-02-05. Bidders to use the Company name and Contract number as a reference. Bidders with EFT Payment from different Bank should come and collect tenders after 24 hours of the Transfer.

The Employer is the Johannesburg Roads Agency.

Only Tenders complying with the following requirements will be considered:

- i) The tender is for contractors who shall have a CIDB contractor rating as follows:
  - ❖ General Building Contractors, CIDB 3GB and higher
  - ❖ Plumbing Contractors CIDB 3SO and higher
  - ❖ Electrical Contractors CIDB 3EB and higher
- ii) Tenders must be submitted on the prescribed Form of Tender
- iii) Tenders sealed in envelopes conspicuously marked as follows (including Company name):

#### **Tender Contract No JRA 19/474**

Johannesburg Roads Agency  
75 Helen Joseph Street  
Johannesburg  
2000

#### **THERE WILL BE NO COMPULSORY BRIEFING SESSION APPLICABLE TO THIS PROJECT.**

All tenders and supporting documents must be sealed and be placed in the Tender box on the ground floor of the Johannesburg Roads Agency, on or before **04 August 2020 at 11:00am**. Tenders will immediately thereafter be opened in public and **no late tenders will be accepted**.

The Johannesburg Roads Agency is not obliged to accept the lowest or any tender and reserves the right to accept any tender in whole or in part.



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**As this is a panel, The Johannesburg Roads Agency will appoint the bidders that have qualified under functionality to the panel to satisfy JRA's Implementation Programme requirements.**

- ❖ General Building Contractors, CIDB 3GB and higher
- ❖ Plumbing Contractors CIDB 3SO and higher
- ❖ Electrical Contractors CIDB 3EB and higher

The final number of contractors appointed to the panel will be dependent on the quality of tenders submitted, the resultant scores achieved.

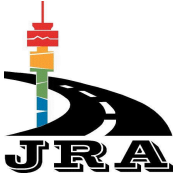
The Johannesburg Roads Agency (SOC) Ltd reserves the right, at its discretion, to award the bid:

- Not to the lowest bidder **NOT APPLICABLE**
- Not to the highest scoring bidder **NOT APPLICABLE**
- Not to any bidder at all
- In part / by item to various bidders, if so required
- In the event of multiple bids for similar scope of works, the JRA reserves the right to appoint more than one bidder for such similar work.

Successful bidders may be subjected to security vetting process and clearance before considered for an award by the JRA.

To negotiate with one or more preferred bidders identified in the evaluation process regarding any terms and conditions including prices without offering the same opportunity to any other bidder/s who has not been awarded the status of the preferred bidders.

For any further enquiries, please contact Johannesburg Roads Agency, at [tenderenquiries@jra.org.za](mailto:tenderenquiries@jra.org.za)



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The Tender Part 1  
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**T1.2 PROJECT DESCRIPTION (PINK PAGES)**



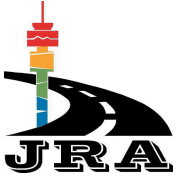
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## T1.2 DESCRIPTION OF THE WORKS

### ABBREVIATIONS

The following abbreviations will be used in this document.

CIDB	:	Construction Industry Development Board
CoJ	:	City of Johannesburg
CPA	:	Contract Price Adjustment
CPI	:	Consumer Price Index
DTI	:	Department of Trade and Industry
ECASA	:	Electrical Contractors Association of South Africa
ECC	:	Electrical Contractor Certificate
EIA	:	Environmental Impact Assessment
EME	:	Emerging Business Enterprises
EMP	:	Environmental Management Plan
EPWP	:	Expanded Public Works Programme
GCC	:	Government Certificate of Competency
GCC 2015	:	General Conditions of Contract 2015
JBCC	:	Joint Building Contracts Committee
JRA	:	Johannesburg Roads Agency SOC Ltd
MFMA	:	Municipal Finance Management Act No. 56 of 2003
NDSM	:	National Diploma in Safety Management
NEC3	:	New Engineering Contract (NEC Engineering and Construction Contract)
NEMA	:	National Environmental Management Act
NQF	:	National Qualification Framework
OHSA	:	Occupational Health and Safety Act
PIRB	:	Plumbing Industry Registration Board
PPI	:	Producer Price Index
QSE	:	Qualifying Small Business Enterprises
SACPCMP	:	South African Council for Project and Construction Management Professions
SAMTRAC	:	Safety Management Training Course
SANC	:	South African Nursing Council
SCM	:	Supply Chain Management
SMME	:	Small Medium and Micro Enterprises



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## 1 DEFINITIONS

The following Definitions are applicable to this Bid Specifications:

### **Building and Maintenance services**

Routine maintenance and repair work involves fixing and maintaining machines, electrical equipment, and buildings. The work involves cleaning, painting, repair flooring, fixing plumbing, electrical, and water pumps and heating systems when breakdowns occur.

### **Refurbishment**

Refurbishment is a term used to describe a process of improvement by cleaning, decorating and re-equipping. In general, refurbishment can encompass such works as 'cosmetic' renovations (such as painting and decorating), upgrading, major repair work, alterations, conversions, extensions and modernisations.

### **Renovation**

Renovation refers to the process of improving or modernising an old, damaged or defective building. Renovation is the process of returning a building to a good state of repair.

## 2 PROJECT DESCRIPTION

The Johannesburg Roads Agency (JRA) wishes to appoint a panel of service providers to provide building maintenance, refurbishment and renovation services for all the JRA owned buildings. The service providers will be placed on a panel for a period of three (3) years and quotations will be required on "As and When required" basis.

The Bid document is divided in three categories:

### **Part A General Building Contractors (GB)**

This are construction Works primarily concerned with the development, extension, installation, renewal, renovation, alteration, or dismantling of a permanent shelter buildings, car ports, stores and walls, dry walling, carpentry, locksmith services, flooring, roller doors, water pumps, blinds, paint works, burglar proofing (gates, doors and windows) gate motors.

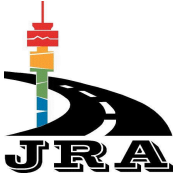
### **Part B Plumbing Contractors (SO)**

This are construction Works primarily concerned with the development, extension, installation, renewal, removal, alteration, or dismantling or demolition of water installations and soil and waste water drainage associated with buildings (wet services and plumbing)

### **Part C Electrical Contractors (EB)**

This are Construction Works primarily concerned with the installation, extension, modification or repair of electrical installations in or on any premises used for the transmission of electricity from a point of control to a point of consumption, including any article forming part of such an installation. Electrical installations and reticulations within building site. PA system. Standby plant and uninterrupted power supply. All electrical equipment forming an integral and permanent part of buildings and/or structures, including any wiring, cable





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jointing and laying and electrical overhead line construction. Verification and certification of electrical installations

The composition of the panel of contractors will be made up of the following minimum trades not limited to work listed above:

1. General Building Contractors, CIDB 3GB and higher
2. Plumbing Contractors CIDB 3SO and higher
3. Electrical Contractors CIDB 3EB and higher

**Only bidders achieving 70 or more on functionality will be placed on the panel.**

The final number of bidders short-listed for each category on the panel will be dependent on the quality of submissions by the bidders, resultant scores achieved.

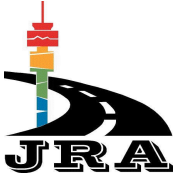
Once the panel is established, quotations will be sourced from the panel, considering the bidders current workload, available resources, monetary work allocation in relation to relevant CIDB grading. Bidders may be afforded more than one contract. Allocation of 2nd and 3<sup>rd</sup> contracts will depend on bidder meeting financial and capacity requirements. Bidders will be afforded opportunity to prove availability of these requirements. Being part of the panel does not guarantee any work from the JRA. Poor or non-performance by the bidder will result in cancellation of works orders and removal from the panel.

Poor or non-performance is defined as: trying to saving money and time by providing goods and services that are delayed, of substandard quality, with different specifications than those requested, or simply defective. It can also be the case that the contractor bribes and/or colludes with its supervisor (e.g. a quantity surveyor) in order to meet agreed standards of services and goods. It can also mean that the organisations representative, project officers or project supervisors simply lack the competence to detect substandard-quality works.

Failing to meet agreed standards of services and goods, time lines are missed, the project owner (JRA) does not receive value for money.

The General Building, Plumbing and Electrical Contractors will be required to confirm the specific resources available as part of project allocation process, as and when such process is undertaken. Not having suitable resources at the time of project allocation, could result in a bidder being passed over until the next round of project allocations.

The JRA will try to utilize all qualified bidders appointed in the panel of bidders, depending on the available budget. The bidders will be issued with an appointment letter at a value to be determined by the JRA and the service providers will be requested to provide the JRA with quotations per project that will be approved prior to the commencement of works.



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### 3 SCOPE OF WORKS

The buildings infrastructure that will require maintenance/ construction activities will be identified and selected through a stakeholder engagement process that will be facilitated by the JRA Facilities Management Department and Regional Operations Managers of the various Regions and Depots.

The Works in general, will include but not limited to the following:

- General building works
- Plumbing and water pump works
- Electrical works.

The specific work will be given in detail once a work package has been identified through the internal JRA processes, taking into account the budgetary constraints. Appointment letters and purchase orders will be issued by JRA's SCM Department and work will only proceed upon acceptance by the service providers.

No work should be undertaken without a purchase order.

The Facilities Management department will be responsible for monitoring of contractor's performance and non-performance thereof throughout the period of the appointment through the following;

- Specification and Service Level Agreements per project
- Site progress meetings for construction projects
- Performance evaluation forms
- Progress and completion reports
- Site walkabouts and inspections
- Measurements and approval of works
- Processing of payments for Service Providers
- National Environmental Management Act (Rubble removal, landfill site)
- Rubble, paint containers, plumbing and electrical scrap as well as waste in general generated from the above listed activities should be stored and removed/disposed of at an approved landfill site and proof of disposal/receipt be issued by the landfill site. Payment will not be processed if that proof of disposal is not issued.

### 4 JRA BUILDINGS AND FACILITIES LOCATIONS

Johannesburg Road Agency (JRA) owns buildings and properties around the city which houses its Head offices and Regional Offices as well as Maintenance Depots. The project is being undertaken in order to attend to the following risks:-

- Health, Safety and Security
- Delivery Efficiencies
- Attend to welfare of the employees by providing good working environment
- Compliance in terms of building regulations

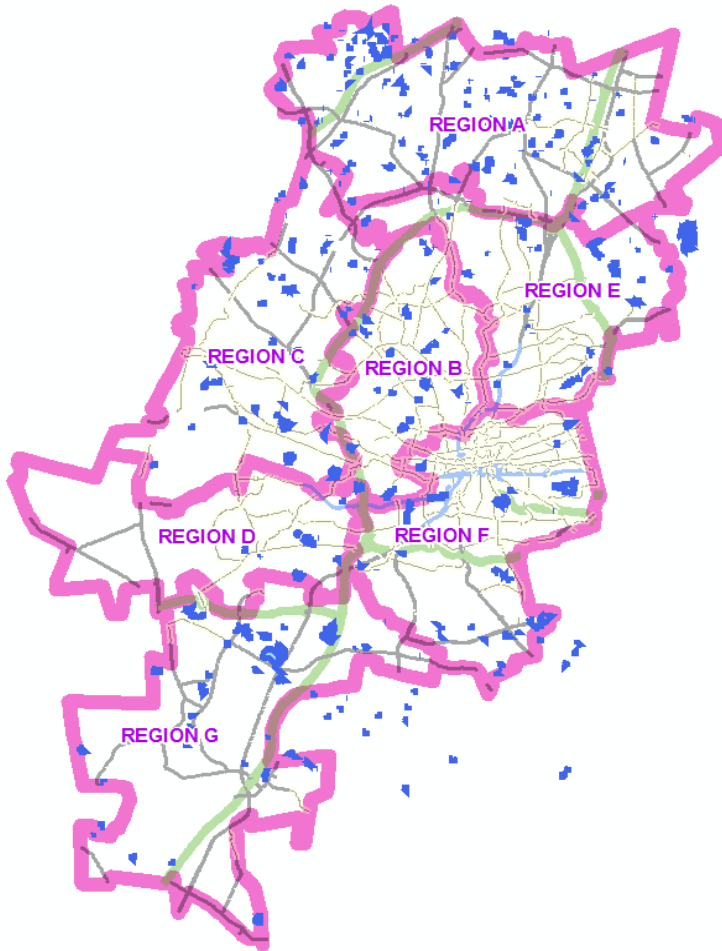
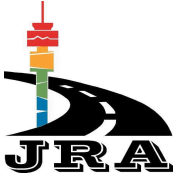
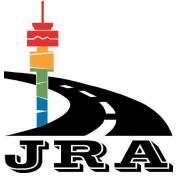


Photo 1: City of Johannesburg (CoJ)

### Financial Aspects

The projects will be funded from both capital and operational budgets of the 2020/ 2021, 2021/ 2022 and 2022/2023 financial years.

Appointments will be allocated based on the CIBD grading.



**NB: For the purposes of this panel appointment bid contractors will not be expected to provide rates, the schedule of Quantities will only be completed by successful bidders at individual project appointment. Once appointed to the panel, the allocation of work will be done in a form of a request for quotation, where members of the panel will be sent a project specific schedule of quantities for pricing. The contractors will be allocated work based on their submitted prices, where preferable the lowest yet reasonable bidder will be appointed for to undertake the work.**

## 5 TECHNICAL SPECIFICATIONS

### i) Regulatory Specifications.

- a) SANS 10400 shall be applicable as building regulations for the design and construction or rehabilitation of the buildings.
- b) Construction Regulation 2014 of the Occupational Health and Safety Act 85 of 1993 as amended in 2014.
- c) National Environmental Management Act and waste regulations (Act no 107 of 1998 amended as Act 26 of 2014).
- d) The Ministerial Determination, Expanded Public Works Programmes, issued in terms of the Basic Conditions of Employment Act of 1997 by the Minister of Labour in Government Notice No. R347 of 4 May 2012, as adapted for the JRA, shall apply to works described in the scope of work as being labour intensive and which are undertaken by unskilled or semi-skilled workers

### ii) Conditions of Contract applicable to the Construction of the Works.

The final conditions of contract for construction works will be determined in consultation with JRA however the following Documents applicable to building works are deemed as being acceptable:-

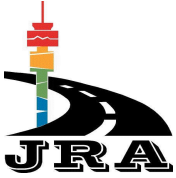
- a) The Joint Building Contracts Committee (JBCC)
- b) NEC3 Engineering and Construction Contract
- c) The General Conditions of Contract 2015 is applicable to the Construction Contract.

### iii) Contract Specifications.

- a) Successful bidders may be subjected to security vetting process and clearance obtained to be considered for an award by the JRA.
- b) Construction and OHS and EMP monitoring will be undertaken by the consultant appointed to undertake the Professional Services on the project.
- c) The applicable CIDB grading will be minimum 3GB and higher for General building Contracts; 3SO and higher for Plumbing; and 3EB and higher for Electrical contractors, as JRA is undertaking targeted procurement.
- d) Bidders may be afforded more than one contract.
- e) Allocation of 2nd and 3<sup>rd</sup> contracts will depend on bidder meeting financial and capacity requirements. Bidders will be afforded opportunity to prove availability of these requirements prior to JRA decision being made.
- f) Any changes by the bidder relating to resources allocated to the project will require JRA approval prior to deployment by the bidder.
- g) Being part of the panel does not guarantee any work from the JRA.



- h) Poor or non-performance by the bidder will result in cancellation of works orders and removal from the panel.
- i) Bidders can participate in more than 1 panel of contractors established by the JRA for various types of work.
- j) Due diligence will be performed on bidders meeting minimum requirements to establish their capacity to undertake JRA projects. Due diligence will include financial position (resources), verification of work successfully completed work.
- k) Contracts will be entered into for every project allocated and accepted by the bidders involved.
- l) The bidders must comply with the provisions and contractual arrangements of the Occupational Health and Safety Act (OHSA) as well as the Environmental Management Act (NEMA): for Waste Management.
- m) All workers of any project undertaken as part of this bid must undergo a medical fitness test by an Occupational Health and Safety Practitioner who is registered with the South African Nursing Council (SANC).
- n) The medical test certificates must be presented by the successful bidder to JRA after the appointment of the successful bidder.
- o) The EPWP Guidelines will be implemented on all projects.
- p) The contractor must employ local labourers on this contract.
- q) The maximum value of the contract that can be sub contracted is 30%.
- r) This Bid is limited to General Building Contractors of CIDB Grading 3GB and higher. Contractors who have lower CIDB grading lower than 3GB, do not qualify and their bids will be disqualified automatically. Potential emerging grading will not be considered.
- s) This Bid is limited to Plumbing Contractors of CIDB Grading 3SO and higher. Contractors who have lower CIDB grading lower than 3SO, do not qualify and their bids will be disqualified automatically. Potential emerging grading will not be considered.
- t) This Bid is limited to Electrical Contractors of CIDB Grading 3EB and higher. Contractors who have lower CIDB grading lower than 3EB, do not qualify and their bids will be disqualified automatically. Potential emerging grading will not be considered.
- u) Joint Ventures can bid for this Contract provided they meet the pre- Qualifying Criteria of 3GB, 3SO and 3EB and higher
- v) JRA requires a letter of commitment stating capacity of the company and resources to be used for the works, before allocation of each work package. The names of the artisans and their qualifications / certificates to be submitted together with the letter of Capacity.
- w) Works which can be subcontracted should be those trades which the main bidder is not skilled in. For example if main bidder is a bricklayer then he can subcontract trades like plumbing and electrical repairs.
- x) A letter of good standing in terms of COID is a requirement.
- y) The contractor is referred to the following regulation with regard to exclusion from future work opportunities due to non or poor performance:



### **Treasury Regulations 16A9.2**

The accounting officer or accounting authority –

(a) May disregard the bid of any bidder if that bidder, or any of its directors –

(i) have abused the institution's supply chain management system

(ii) have committed fraud or any other improper conduct in relation to such system; or

(iii) have failed to perform on any previous contract; and

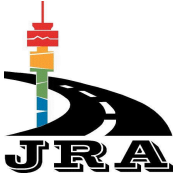
(b) must inform the relevant treasury of any action taken in terms of paragraph (a).

### **Evaluation Criteria**

The evaluation of bids will be undertaken in terms of the MFMA.

i) The bid will be evaluated in two phases

ii) Note: Bill of quantities will only be made available to qualifying panellist, when specific projects have been identified.



Panel Of Service Providers For The Building Maintenance, Refurbishment And Renovations On Various JRA Owned Buildings Within The City Of Johannesburg On An "As And When Required Basis" For A Period Of Three (03) Years

The Tender Part 1  
Tender Procedures

Contract No JRA 19/474

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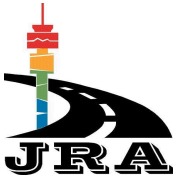
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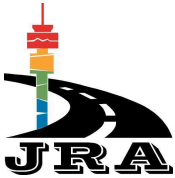
**T1.3 TENDER DATA**



**T1.3 TENDER DATA**

Clause number	
	<p>The conditions of tender are the Standard Conditions of Tender as contained in Annex F of SANS 294, Construction Procurement Processes, Procedures and Methods.</p> <p>The standard conditions of tender for procurements make several references to the tender data for details that apply specifically to this tender. The tender data shall have precedence in the interpretation of any ambiguity or inconsistency between it and the standard conditions of tender.</p> <p>Each item of tender data given below is cross-referenced to the clause in the standard conditions of tender to which it mainly applies.</p>
F.1.1	The employer is the Johannesburg Roads Agency
F.1.2	<p>The tender documents issued by the employer comprise:</p> <p><b><u>THE TENDER</u></b></p> <p><b><u>Part 1: Tender Procedures (Volume 1)</u></b></p> <p>T1.1 Tender notice and invitation to tender T1.2 Project Description T1.3 Tender data</p> <p><b><u>Part 2: Returnable Documents and Schedules (Volume 2)</u></b></p> <p>T2.1 List Of Returnable Documents T2.2 Returnable Schedules</p> <p>Form A: Invitation To Bid MBD 1 <i>Form B: Certificate Of Attendance Of Briefing Session</i> <i>Form C: Record Of Addenda To Tender Documents</i> <i>Form D: Vendor Number Registration with Central Supplier Database</i> <i>Form E: Authority For Signatory</i> <i>Form F: Tax Compliance (MBD 2)</i> <i>Form G: Bidder's Financial References And Ratings</i> <i>Form H: Preference Schedule (MBD 6.1) NOT APPLICABLE</i> <i>Form I: Proof Of Registration With CIDB</i> <i>Form J: Declaration Of Interest (MBD 4)</i> <i>Form K: Declaration For Procurement Above R10 Million (MBD 5)</i> <i>Form L: Bidder's Past Supply Chain Practices (MBD 8)</i> <i>Form M: OHS Act Declaration And Submission</i> <i>Form N: Certification Of Independent Bid Determination (MBD 9)</i></p>





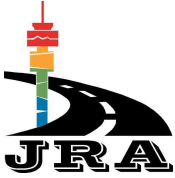
- Form O: Declaration Of Municipal Rates And Taxes
- Form P: Declaration Of Bidders Litigation History
- Form Q: Contractor's Establishment On Site **NOT APPLICABLE**
- Form R: Plant And Equipment Schedule
- Form S: Checklist For Documentation To Be Returned
- Form T: Schedule Of Bidder's Experience In Building Maintenance, Refurbishment And Renovations Projects
- Form U: Experience Of Nominated Personnel

**THE CONTRACT (VOLUME 3)**

**Part 1: Agreements and contract data**

- C1.1 Form of agreement (Form of offer and acceptance).
- C1.2 Schedule of deviations.
- C1.3 Pro Forma – form of guarantee.
- C1.4 Contract Data (Conditions of Contract)
- Part 1: Contract data provided by the Employer.
- Part 2: Contract data provided by the Contractor.
- Part 3: Payment for high-intensity components of the Works.
- C1.5 OHS Act Annexure A authority for signatory.
- C1.6 Targeted Procurement
- C1.7 Electronic payment into bank account.

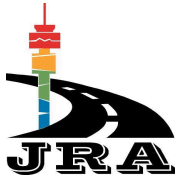
NOT APPLICABLE – A panel of approved service providers is not a contract (MFMA Circular 96)



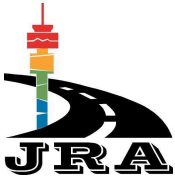
	<p><b>Part 2: Pricing data NOT APPLICABLE</b></p> <p>C2.1 Pricing instructions <b>NOT APPLICABLE</b></p> <p>C2.2 Schedule of Quantities <b>NOT APPLICABLE</b></p> <p><b>Part 4: Site information</b></p> <p>C4 .1 Extend of Site</p> <p>C4 .2 Locality Plan</p>
F.1.4	<p>The Employer's agent is:</p> <p>Name: The Chief Executive Officer <b>JOHANNESBURG ROADS AGENCY (SOC) LTD</b></p> <p>Address: Private Bag X70</p> <p>BRAAMFONTEIN</p> <p>2017</p> <p>E-mail: sgenu@jra.org.za</p>



<p>F 2.1</p>	<ul style="list-style-type: none"> <li>✚ This Bid is limited to General Building Contractors of CIDB Grading 3GB and higher. Contractors who have lower CIDB grading lower than 3GB, do not qualify and their bids will be disqualified automatically. Potential emerging grading will not be considered.</li> <li>✚ This Bid is limited to Plumbing Contractors of CIDB Grading 3SO and higher. Contractors who have lower CIDB grading lower than 3SO, do not qualify and their bids will be disqualified automatically. Potential emerging grading will not be considered.</li> <li>✚ This Bid is limited to Electrical Contractors of CIDB Grading 3EB and higher. Contractors who have lower CIDB grading lower than 3EB, do not qualify and their bids will be disqualified automatically. Potential emerging grading will not be considered.</li> <li>✚ Joint Ventures can bid for this Contract provided they meet the pre- Qualifying Criteria of 3GB, 3SO and 3EB and higher</li> </ul> <p>Joint ventures are eligible to submit tenders provided that:</p> <ol style="list-style-type: none"> <li>1 every member of the joint venture is registered with the CIDB</li> <li>2 the lead partner has a contractor grading designation for the class of work being applied for;</li> <li>3 the combined contractors grading designation calculated in accordance with the Construction Industry Development Regulation is equal to or higher than a contractor grading designation as stated in the class of work, are eligible to submit tenders.</li> </ol>
<p>F.2.1.1</p>	<p>Only those bidders who satisfy the following eligibility criteria are eligible to submit bids:</p> <ol style="list-style-type: none"> <li>(a) Availability of resources</li> <li>(b) Availability of skills to manage and perform the contract – including staff which satisfies EPWP requirements (if applicable)</li> <li>(c) Previous experience on contracts of a similar nature and stated value</li> <li>(d) JRA requires a letter of commitment stating capacity of the company and resources to be used for the works, before allocation of each work package</li> </ol>
<p>F2.2 Cost of Tendering</p>	<p>The Employer will not compensate the tenderer for any costs incurred in attending interviews or making any submissions in the office of the Employer</p>



F.2.7	The arrangements for the compulsory clarification meeting are:  <b>NOT APPLICABLE FOR THIS BID</b>
F.2.13	<b>One-envelope procedure will be followed</b>
F.2.13.3	Parts of each tender offer communicated on paper shall be submitted as an original, plus one copy.
F.2.13.5	<p>Bidders are requested to deliver the submission in one envelope. The Employer's address for delivery of tender offers and identification details to be shown on each tender offer package are:</p> <p>Only One Envelope to be submitted</p> <p>Title to appear on envelope:</p> <p><b>CONSTRUCTION: PANEL OF SERVICE PROVIDERS FOR THE BUILDING MAINTENANCE, REFURBISHMENT AND RENOVATIONS ON VARIOUS JRA OWNED BUILDINGS WITHIN THE CITY OF JOHANNESBURG ON AN "AS AND WHEN REQUIRED BASIS" FOR A PERIOD OF THREE (03) YEARS</b></p> <p>This envelope must contain the Bid Documentation and Annexures (Volumes 1 &amp; 2) Completed.</p> <p>For identification purposes, bidders are requested to ensure that the envelopes containing the company's bids are clearly marked, and are easily identifiable by the company's logo or name and tender/contract number.</p> <p>Location of tender box: Ground Floor of the Johannesburg Roads Agency</p> <p>Physical address: 75 Helen Joseph Street Johannesburg</p> <p>Identification details: <b>TENDER BOX</b></p>
F.2.15	<p>The closing time for submission of tender offers is <b>11h00 on 04 August 2020</b></p> <p>The Johannesburg Roads Agency is not obliged to accept the lowest or any tender and reserves the right to accept any tender in whole or in part.</p>
F.2.15	Telephonic, telegraphic, telex, facsimile or e-mailed tender offers will not be accepted.
F.2.16	The tender offer validity period is <b>120 days</b> .
F.2.18	The Tenderer shall, when requested by the Employer to do so, submit the names of all management and supervisory staff that will be employed to supervise the labour-intensive



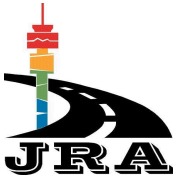
	portion of the works together with satisfactory evidence that such staff members satisfy the eligibility requirements.
F2.22	Return all retained tender documents within 28 days after the expiry of the tender validity period or arrange for collection of documents by respective bidders.
F.2.23	<p>The Tenderer is required to submit with his tender:</p> <ol style="list-style-type: none"> <li>1) A unique security personal identification number (PIN) from SARS which enables JRA to access online real-time verification of a person's tax compliance status with the electronic Tax Compliance Status (TCS) system.;</li> <li>2) An original bank rating from the Tenderers relevant bank.</li> <li>3) A Certificate of the Contractors Registration issued by the Construction Industry Development Board</li> <li>4) Refer to Part T2.1 of this Procurement Document for a list of all additional documents that are to be returned with the tender.</li> <li>5) Vendor Number Registration with Central Supplier Database</li> </ol>
<p><b>Add the following new clause</b></p> <p><i>F2.24</i></p>	<p>Canvassing and obtaining of additional information by tenderers</p> <p>The Tenderer shall not make any attempt either directly or indirectly to canvass any of the Employer's officials or the Employer's agent in respect of his tender, after the opening of the tenders but prior to the Employer arriving at a decision thereon.</p> <p>The Tenderer shall not make any attempt to obtain particulars of any relevant information, other than that disclosed at the opening of tenders.</p>



<p><b>Add the following new clause</b>  <i>F2.25</i></p>	<p>Prohibitions on awards to persons in service of the state The Employer is prohibited to award a tender to a person -</p> <ol style="list-style-type: none"> <li>a) who is in the service of the state; or</li> <li>b) if that person is not a natural person, of which any director, manager, principal shareholder or stakeholder is a person in the service of the state; or</li> <li>c) a person who is an advisor or consultant contracted with the municipality or municipal entity.</li> </ol> <p><b>In the service of the state</b> means to be -</p> <ol style="list-style-type: none"> <li>a) a member of:-             <ul style="list-style-type: none"> <li>• any municipal council;</li> <li>• any provincial legislature; or</li> <li>• the National Assembly or the National Council of Provinces;</li> </ul> </li> <li>b) a member of the board of directors of any municipal entity;</li> <li>c) an official of any municipality or municipal entity;</li> <li>d) an employee of any national or provincial department;</li> <li>e) provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);</li> <li>f) a member of the accounting authority of any national or provincial public entity; or</li> <li>g) an employee of Parliament or a provincial legislature.</li> </ol>
<p>F.3.4</p>	<p>The time and location for opening of the tender offers are:  <b>11h00 on 04 August 2020</b> on the ground floor (north wing) of the Johannesburg Roads Agency, 75 Helen Joseph Street Johannesburg.</p>
<p>F.3.9</p>	<p><b>Arithmetical errors, omissions and discrepancies</b></p>
<p>F.3.9.1</p>	<p>Check the highest ranked tender or tenderer with the highest number of tender evaluation points after the evaluation of tender offers in accordance with F.3.11 for:</p> <ol style="list-style-type: none"> <li>a) the gross misplacement of the decimal point in any unit rate;</li> <li>b) omissions made in computing the pricing's result or bills of quantities; or</li> <li>c) arithmetic errors in:             <ol style="list-style-type: none"> <li>i) line item totals resulting from the product of a unit rate and a quantity in bills of quantities or schedules of prices; or</li> <li>ii) the summation of the prices.</li> </ol> </li> </ol>

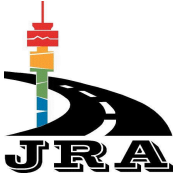


<p>F.3.9.2</p>	<p>The arithmetical errors shall be corrected in the following manner:</p> <ul style="list-style-type: none"> <li>a) Where there is a discrepancy between the amounts in words and amounts in figures, the amount in words shall govern.</li> <li>b) If bills of quantities or pricing schedules apply and there is an error in the line item total resulting from the product of the unit rate and the quantity, the line item total shall govern and the rate shall be corrected. Where there is an obviously gross misplacement of the decimal point in the unit rate, the line item total as quoted shall govern, and the unit rate shall be corrected.</li> <li>c) Where there is an error in the total of the prices either as a result of other Corrections required by the checking process or in the tenderer's addition of prices, the total of the prices shall govern and the tenderer will be asked to revise selected item prices (and their rates if bills of quantities apply) to achieve the tendered total of the prices.</li> </ul> <p>The Tender Offer will be rejected if the tenderer does not correct or accept the Correction of the arithmetical error in the manner described above.</p>
<p>F.3.11</p>	<p>The procedure for the evaluation of responsive tenders is Method 2</p> <p>The financial offer will be scored using Formula 2 (option 1) where the value of <math>W_1</math> is 90 where the financial offer is inclusive of VAT. For responsive tenders, tenders which have a value in excess of R 1 000 000</p> <p>Up to 10 tender evaluation points will be awarded to Tenderers who complete the referencing schedule and who are found to be eligible for the preference claimed.</p>
<p>F.3.13.1</p>	<p>Bid offers will only be accepted on condition that :</p> <ul style="list-style-type: none"> <li>a) the bidder has in his or her possession a unique security personal identification number (PIN) issued by the South African Revenue Services;</li> <li>b) the bidder is registered with the Construction Industry Development Board in an appropriate contractor grading designation;</li> <li>c) the bidder or any of its directors is not listed in the Register of Bid Defaulters in terms of the Prevention and Combating of Corrupt Activities Act of 2004 as a person prohibited from doing business with the public sector; and</li> <li>d) the bidder has not:             <ul style="list-style-type: none"> <li>i. abused the Employer's Supply Chain Management System; or</li> <li>ii. failed to perform on any previous contract and has been given a written notice to this effect; and</li> </ul> </li> <li>e) Has completed the Compulsory Enterprise Questionnaire and there are no conflicts of interest which may impact on the bidder's ability to perform the contract in the best interests of the employer or potentially compromise the bid process.</li> </ul>
	<p><b>Evaluation Criteria:</b></p> <ul style="list-style-type: none"> <li>i) A minimum of 30% of the value of this contract, excluding escalation and contingencies, must be allocated to the development of the SMME Contractors and Local labour.</li> <li>ii) The Functionality Evaluation is indicated below and a full Assessment schedule on F3.11.3</li> <li>iii) Experience of the Company and Project Team in terms of the stated requirements of the project.</li> </ul>



<p>F.3.11.2</p>	<p>iv) Track record/potential of the tendering company/firm to serve as a stable contractual partner.</p> <p>v) Understanding the assignment, proposed methodology and approach level of clarity in proposal, feasibility and alignment of proposed methodology with the required outputs and JRA's timeframes per work stream.</p> <p>vi) The evaluation of Bids will be undertaken in terms of the MFMA</p> <p>The tender process requires the technical proposals to be submitted. Weighting with respect to response evaluation will be applied according to the following broad guidelines:</p> <p><b>Section A: Supply Chain Management Pre-Compliance</b></p> <p>Bidders must submit the following documents. Failure to submit these forms will lead to disqualification of your bid.</p> <p>i) Signed all pages of Tender document.</p> <p>ii) All required certificate attached:</p> <ul style="list-style-type: none"> <li>• Completed and signed MBD 1</li> <li>• Completed and signed MBD 2</li> <li>• A unique security personal identification number (PIN) issued by the South African Revenue Services</li> <li>• Completed and signed Declaration of interest (MBD 4)</li> <li>• Complete and signed Declaration of Bidders past Supply Chain Practices (MBD 8)</li> <li>• Completed and signed Certificate of Independent Bidder determination (MBD 9)</li> <li>• Proof of registration with the Central Supplier Database (CSD)</li> <li>• Certified Joint Venture Agreement (In case of Joint Ventures and Consortium, if applicable)</li> <li>• Latest three year audited financial statements (In case of Close Corporation Financials must be signed by the Managing Member of the CC).</li> <li>• Complete and signed Declaration of Procurement above R10 Million (all applicable taxes included) (MBD 5)</li> </ul> <p><b>FAILURE TO COMPLETE AND SUBMIT THE ABOVE DOCUMENTS WILL RESULT IN THE BID BEING DISQUALIFIED]</b></p> <p><b><u>Additional Compulsory Pre-compliance Submissions</u></b></p> <ul style="list-style-type: none"> <li>• The completed tender document shall be scanned page by page and saved in .pdf format on a CD submitted with the documents. (Soft Copy)</li> <li>• Valid COID certificate issued by the Department of Labour.</li> <li>• Copy of the completed tender document (Hard Copy)</li> <li>• Original or Certified Copy of B-BBEE Certificate issued by SANAS accredited verification agent</li> </ul>
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The Tender Part 1  
Tender Procedures  
Panel Of Service Providers For The Building Maintenance, Refurbishment And Renovations On Various JRA Owned Buildings Within The City Of Johannesburg On An "As And When Required Basis" For A Period Of Three (03) Years

Contract No JRA 19/474

	<ul style="list-style-type: none"><li>• Bank stamped Bidder's Financial References and Ratings (Form G) ( as per Financial Intelligence Centre Act (38 of 2001)</li><li>• Current municipal rates for the Entity and all Directors of the entity not older than 90 days and not more than 3 months in arrears (submit proof of lease agreement where premises are rented and latest invoice)</li><li>• Proof of valid registration with CIDB</li><li>• Completed and Signed all Forms (Form A to W)</li></ul>
F.3.18	<b>The number of paper copies of the signed contract to be provided by the employer is ONE.</b>

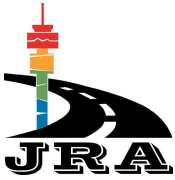


## JRA Supply Chain Policy: PANEL SELECTION PROCESS

The selection of contractors into the panel is done as part of the evaluation process and it is described in the following paragraphs.

The process of utilisation of the panels taken from JRA Supply Chain Policy is as follows:-

- (1) Utilisation of panels of pre-qualified suppliers or service providers
  - (a) In order to optimise procurement operating costs and service delivery lead-times, JRA shall as far as possible, create panel of pre-qualified service providers or suppliers per category or sub-category to render defined goods and/or services.
  - (b) As first preference, panels of pre-qualified suppliers or service providers shall be established through the evaluation of the mandatory requirements, functionality and the upfront agreement of unit price rates. The allocation of work shall be determined proportionally based on the total preference points.
  - (c) Establishment of Panels shall not prevent the achievement of equity black economic empowerment and preferential procurement objectives.
  - (d) Panels shall be reviewable after a period no longer than three (3) years.
  - (e) The mandatory requirements (for all bidders on the panel), shall be reviewed at least on an annual basis, with respect to:
    - (i) Provide a unique security personal identification number (PIN) issued by the South African Revenue Services; (if a consortium or JV, Unique PIN must be submitted for all parties).
    - (ii) Completing and signing all the required MBD forms and other forms.
    - (iii) Submitting the most recent financial statements.
- (2) Allocation of work to pre-qualified bidders with upfront agreed unit prices.
  - (a) In the event where a panel of services providers or suppliers will be appointed onto a panel with unit prices agreed upfront, the bid document shall clearly stipulate this condition; the maximum number of panel members targeted and the proportional allocation principle to be applied in the bid.
  - (b) The maximum number of panel members targeted shall be stipulated in the bid document, in order to encourage pricing competitiveness amongst the prospective panel members.
  - (c) To ensure fairness and transparency, while encouraging competitive the following calculation formula shall be applied for the proportional allocation of work:
  - (d) The process of appointing bidders from the panel shall be guided by the processes as follows:
    - (i) **Step 1: Evaluate bidders against a pre-determined functional evaluation criteria in this case the bidders must meet 70% of Fucionality**
    - (ii) **Step 2: Evaluate all bidders against the pre-defined mandatory qualification criteria; including of the submission of a unique security personal identification number (PIN) issued by the South African Revenue Services; (if a consortium or JV, Unique PIN must be submitted for all parties), completion and signing of all required MBD forms, and submission of financial statement. Only bidder that fully comply with the mandatory requirement shall be further evaluated in phase 2;**
    - (iii) If the minimum qualifying score for functionality is indicated as a percentage in the bid documents, the percentage scored for functionality should be calculated as follows:



- (a) The value awarded for each criterion shall be multiplied by the weight for the relevant criterion to obtain the score for the various criteria;
- (b) The scores for each criterion should be added to obtain the total score; and
- (c) The following formula should be used to convert the total score to percentage for functionality:

$$P_s = \frac{S_o}{M_s} \times 100$$

Where:

*P<sub>s</sub>* = percentage scored for functionality by bid under consideration

*S<sub>o</sub>* = total score of bid under consideration

*M<sub>s</sub>* = maximum possible score

- (iv) Step 3: Only Bidders scoring the minimum qualifying score for functionality score threshold or more shall be eligible to be evaluated further in step 4 (i.e. 90 / 10 preference points). Calculation for the pricing points using the 90 / 10 preference points formula shall be as follows:

$$N_p = 90 \times \left( 1 - \frac{P_t - P_{min}}{P_{min}} \right)$$

*N<sub>p</sub>* = Points scored for comparative price of bid/offer under consideration

*P<sub>t</sub>* = Comparative price of bid/offer under consideration

*P<sub>min</sub>* = Comparative price of lowest acceptable bid/offer

- (v) Step 4: Calculate the total preference points for each shortlisted supplier and appoint bidders onto the panel of service providers by the summation of price preference determined as per paragraph 10(12)(d) and B-BBEE level preference points as determined as per paragraph 10(11). Bidders scoring shall be appointed to the panel's pre-determined number of appointment based on the total preference points score; with appointment preferred to bidders of the highest total points.

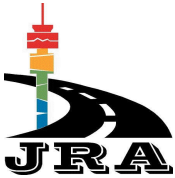
$$N_T = N_p + N_B$$

*N<sub>T</sub>* = Total Preference Points

*N<sub>p</sub>* = Price Preference Points

*N<sub>B</sub>* = B-BBEE Level Preference Points

- (vi) Step 5: Determine the work allocation to each supplier as follows:



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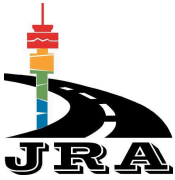
$$\text{Percentage of work allocated to Supplier } i = \frac{N_i}{[N_1 + N_2 + \dots + N_n]} \times 100\%$$

$I$  = The set of suppliers appointed onto the panel  $\{i = 1, 2, \dots, n\}$

$N_i$  = The total preference score of bidder  $i$

$n$  = The number of suppliers appointed onto the panel

For the purposes of this panel appointment bid contractors are expected to provide rates based on a Schedule of Quantities. Once appointed to the panel, the contractor will be allocated work based on the ranking of his bid price. The ranking work is allocated in proportion to the value of the bid sum tendered in relation to the highest bid.



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### **F.3.11.3 EVALUATION CRITERIA**

The purpose of the evaluation is to ensure and promote compliance with the Constitution, specifically Section 217, which provides that when organs of state contract for goods or services, they must do so in accordance with a system which is fair, equitable, transparent, competitive and cost-effective. The evaluation for this bid will be carried out in terms of Regulation 28, read together with Regulation 38, 43 and 44 of the Municipal Finance Management Act's ("MFMA") Supply Chain Management Regulations.

- i) The evaluation of bids will be undertaken in terms of the MFMA.

#### **5.1 Phase 1: Pre-compliance.**

Bidders will have to complete and submit all returnable documents requested in the bidding document to determine their eligibility to participate in the bid. Failure of this will result in the bid being set aside and will not be evaluated any further. Only those bidders that are responsive to the submission requirements at this stage will be further evaluated at phase 2.

#### **5.2 Phase 2: Functional Evaluation**

The evaluation will be carried out in two stages:-

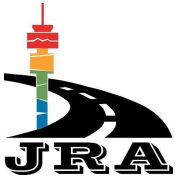
- Stage One :-Pre-Qualifying Criteria
- Stage Two:- Technical Evaluation

##### **5.2.1 Pre- Qualifying Criteria**

This Bid is for Bidders that are categorized as EME according to their B-BBEE status and they will be awarded full points for this criterion. A tender that fails to meet any pre-qualifying criteria stipulated in the tender documents is an unacceptable tender and will be disqualified from the evaluation process. Bidders are required to submit the original copy of the sworn B-BBEE Affidavit under DTI Format.

##### **5.2.2 Technical Evaluation**

Bidders who pass through the Pre- Qualifying Criteria will then be assessed for Technical Evaluation which is discussed in detail in the following sections. The threshold is set at 70%. If no bidder scores 70% then JRA reserves the right to lower the required score to 60%. If no bidder scores 60% or more then JRA reserves the right to cancel the bid and re-advertise.



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## 6 QUALIFICATION OF ELIGIBILITY

To assess the Bidder's suitability to undertake the project, the Bidder's **Company Experience, Completed Projects and Professional Registration, its employees Qualifications and Experience and the SHE Officer Qualification** will be evaluated.

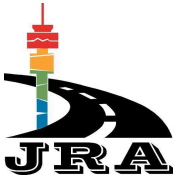
JRA shall not be held responsible for incorrect judgement misled by unclear written letters/words on the forms below, to be completed by the Bidder(s). **DO NOT COMPLETE THE FORMS BY WRITING "SEE ATTACHED"**, Bidder(s) who refer to attachment will be scored zero. Attachment shall strictly be made where specified and at the correct location, any attachment other than what has been requested by JRA, shall be completely ignored, and scored zero in terms of points, where point's allocation is required.

When completing Forms, Bidder(s) may make copies of the original Forms, should the bidders' forms be inadequate for their completion of the information required. Forms must be hand completed in black ink; no computer regenerated forms will be accepted. Any form of evidence indicating computer regenerated "FORM" will automatically be disqualified by scoring zero. Forms must be completed in full; forms not completed in full shall be rejected by scoring zero.

### General Building Works

- i) In order to qualify for maximum points, the bidder must have more than 3 years' experience in the general building maintenance or construction industry.
- ii) In order to qualify for maximum points, the bidder must have completed general building maintenance contracts 3 or more projects with a value of R 350, 000.00 each project, including VAT in the last 5 years.
- iii) In In In order to qualify for maximum points, the bidder must have the project manager with the Minimum Qualification of National Diploma in project management. The project manager should **have at least 3 years' experience after achieving qualification**.
- iv) In order to qualify for maximum points, the bidder must have in its employment a Foreman with minimum of NQF Level 04 or Technical Grade 12 or N3 in Building and Civil engineering qualification with trade test certificate in Masonry or Carpentry. The Foreman should have a minimum of 5 years' experience after obtaining the qualification in building construction and trade test in Masonry or Carpentry.
- v) In order to qualify for maximum points, the bidder must have in its employment a Qualified Artisan within the Company with minimum Qualification of NQF Level 03 or Technical Grade 11 or N2 in Building and Civil engineering qualification with trade test certificate in Masonry or Carpentry. The Artisan should have a minimum of 3 years' experience after obtaining the qualification in building construction and trade test in Masonry or Carpentry.
- vi) The Contractor must have a Qualified and experienced Construction Health and Safety Officer (total duration of professional activity as a CHSO). It is a requirement that the CHSO should have a National Diploma in Safety Management (NDSM) with two (2) years construction related experience. Registration with the South African Council for Projects and Construction Management Professionals (SACPCMP) is compulsory.

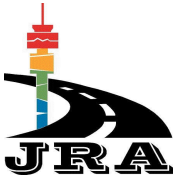
### Plumbing Works



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- i) In order to qualify for maximum points, the bidder must have more than 3 years' experience in the plumbing industry.
  - ii) In order to qualify for maximum points, the bidder must have completed plumbing contracts 3 or more projects with a value of R 350, 000.00 each project, including VAT in the last 5 years
  - iii) In In order to qualify for maximum points, the bidder must have the project manager with the Minimum Qualification of National Diploma in project management. The project manager should **have at least 3 years' experience after achieving qualification.**
  - iv) In order to qualify for maximum points, the bidder must have one of the one person in the company registered with the plumbing Industrial Regulation Board (PIRB) to be able to issue COC in plumbing with a minimum of 2 years' experience after acquiring the certificate
  - v) In order to qualify for maximum points, the bidder must have in its employment a Foreman with a Minimum Qualification of NQF Level 04 or N3 certificate in plumbing theory and a plumbing Trade test Certificate. The Foreman should have a minimum of 5 years' experience after obtaining the qualification in NQF Level 04 or N3 certificate in plumbing theory and a plumbing Trade test Certificate.
  - vi) In order to qualify for maximum points, the bidder must have in its employment a Qualified Artisan within the Company with Minimum Qualification of NQF Level 03 or N2 certificate in plumbing theory and a plumbing Trade test Certificate. The Artisan should have a minimum of 3 years' experience after obtaining the qualification in NQF Level 03 or N2 certificate in plumbing theory and a plumbing Trade test Certificate.
  - ii) The Contractor must have a Qualified and experienced Construction Health and Safety Officer (total duration of professional activity as a CHSO). It is a requirement that the CHSO should have a National Diploma in Safety Management (NDSM) with two (2) years construction related experience. Registration with the South African Council for Projects and Construction Management Professionals (SACPCMP) is compulsory.

### **Electrical Works**

- i) In order to qualify for maximum points, the bidder must have more than 3 years' experience in the electrical industry.
- ii) In order to qualify for maximum points, the bidder must have completed electrical contracts 3 or more projects with a value of R 350, 000.00 each project, including VAT in the last 5 years.
- iii) In order to qualify for maximum points, the bidder must be registered with department of Labour to acquire an electrical contractors certificate (ECC) and with Electrical contractors Association of South Africa (ECASA)
- iv) In order to qualify for maximum points, the bidder must have the project manager with the Minimum Qualification of National Diploma in project management. The project manager should **have at least 3 years' experience after achieving qualification.**



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- v) In order to qualify for maximum points, the bidder must have one person in the company with a wireman license or master installation certificate to be able to issue COC in electrical works with a minimum of 2 years' experience after acquiring the certificate
  - vi) In order to qualify for maximum points, the bidder must have in its employment an Engineer with minimum of Qualification of NQF Level 07 or Degree or GCC in electrical engineering and be registered with ECSA as a professional Engineer. The Engineer should have a minimum of 3 years' experience after obtaining the qualification in NQF Level 07 or Degree or GCC in electrical engineering and a registration with ECSA as a professional Engineer.
  - vii) In order to qualify for maximum points, the bidder must have in its employment a Qualified Artisan within the Company with Minimum Qualification of NQF Level 06 or N6 certificate in electrical engineering and have a trade test certificate in electrical or millwright. The Artisan should have a minimum of 3 years' experience after obtaining the qualification in NQF Level 06 or N6 certificate in electrical engineering and a trade test certificate in electrical or millwright.
  - viii) The Contractor must have a Qualified and experienced Construction Health and Safety Officer (total duration of professional activity as a CHSO). It is a requirement that the CHSO should have a National Diploma in Safety Management (NDSM) with two (2) years construction related experience. Registration with the South African Council for Projects and Construction Management Professionals (SACPCMP) is compulsory.

#### **6.1 Phase 1: Supply Chain Management Pre Compliance**

- i) Bidders must submit the all the documents as stipulated by SCM
- ii) Attendance of a compulsory briefing session certificate.
- iii) Signed all pages of Bid document as required.

#### **6.2 Phase 2: Technical Evaluation.**

##### **Stage One: Pre-Qualifying Criterion**

The Bidders who fulfil the Pre-Compliance Criteria will be evaluated for Stage One: Pre-Qualifying Criteria.

A Bid meeting any of the following combination will be deemed as qualifying –

- i) An EME or QSE which is at least 51% owned by black people.
- ii) An EME or QSE which is at least 51% owned by black people who are youth.
- iii) An EME or QSE which is at least 51% owned by black people who are women.
- iv) An EME or QSE which is at least 51% owned by black people with disabilities.
- v) A cooperative which is at least 51% owned by black.
- vi) An EME or QSE which is 51% is at least owned by black people who are military veterans.
- vii) Or Subcontract 30% to EME or QSE





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**PART A GENERAL BUILDING (GB) CONTRACTOR EVALUATION**

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**Stage Two: Functional Evaluation Criterion**

The Bidders who fulfil the Pre-Qualifying Criteria will be evaluated for *Stage Two: Functionality Criteria* as shown in the following table below:-

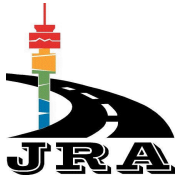
The Maximum point's allocation per criterion is summarised in the following table:-

<b>CRITERION</b>	<b>POINTS</b>
Company Experience and Completed Projects	30
Qualification and Experience of the project manager	20
Qualifications and Experience of Foreman	20
Qualifications and Experience of Artisan	20
Qualifications and Experience of Construction Health and Safety Officer/ CHSO	10
<b><u>TOTAL POINTS</u></b>	<b><u>100</u></b>

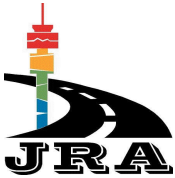
Bidders who pass through the Pre- Qualifying Criteria will then be assessed for Technical Evaluation which is discussed in detail in the above section. The threshold is set at 70%. If no bidder scores 70% then JRA reserves the right to lower the required score to 60%. If no bidder scores 60% or more then JRA reserves the right to cancel the bid and re-advertise.

Bidders are requested to provide evidence of complying with these Functional Criteria by completing the relevant forms in the bid document (Forms T, U and V) as well as supplying completion certificates for completed projects. Failure to supply completion certificates as required will mean that the project will not be contributing towards experience of the company and bidders will lose points on this criterion, under completed projects.

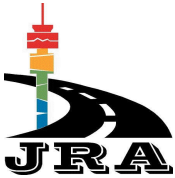
**Stage Two: Functional Evaluation Criterion Table**



CRITERIA	SUB-CRITERIA	MAX SCORE	SCORE	EVIDENCE
EXPERIENCE OF COMPANY	<b>This sub criterion covers the experience of the company in the provision of General Building works. Company must have a minimum of three (3) years' experience in the general building industry</b>	<b>10</b>		As requested in Form T Copies of Completion Certificates/ Contract Award Letters
	More than 3 years		10	
	3 years		7	
	Less than 3 years		0	
COMPLETED PROJECTS	<b>This sub criterion covers the experience of the company in the General Building Industry. The company must have a record of past performance with a minimum of three (3) contracts/ projects in the General Building works. Proof of completed projects should be attached to the value of R350 000 for each project or more over the past 5 years.</b>	<b>20</b>		As requested in Form T Copies of signed Completion Certificates  Or completion letter with the company stamp
	More than 3 similar projects successfully completed		20	
	3 similar projects successfully completed		14	
	Less than 3 similar projects successfully completed		0	
QUALIFICATIONS OF THE PROJECT MANAGER	<b>This sub criterion covers the Qualification of the project manager of the company (Minimum Qualification required is National Diploma in project management)</b>	<b>10</b>		As requested in Form T Copies of Certificates attached
	National Diploma in Project management		10	
	No Qualifications		0	



EXPERIENCE OF THE PROJECT MANAGER	<b>This sub criterion covers the experience of the project manager (total duration of professional activity since achieving the qualification)</b>	10		As requested in Form U CV attached with referees
	More than 3 years		10	
	3 years		7	
	Less than 3 years		0	
QUALIFICATIONS OF FOREMAN	<b>This sub criterion covers the Qualification of the proposed Foreman for general building works (Minimum Qualification required is NQF Level 04 or Technical Grade 12 or N3 in Building and Civil engineering with trade test certificate in Masonry or Carpentry)</b>	10		As requested in Form T Copies of Certificates attached
	NQF Level 04 or <b>Technical</b> Grade 12 or N3 in Building and Civil engineering and Trade test Certificate in Masonry or Carpentry		10	
	<b>One Qualification and with or without experience</b>		0	
EXPERIENCE OF FOREMAN	<b>This sub criterion covers the experience of the proposed Foreman (total duration of professional activity since achieving NQF Level 04 or Technical Grade 12 or N3 in Building and Civil engineering and a trade test certificate in Masonry or Carpentry).</b>	10		As requested in Form U CV attached with referees
	More than 5 years		10	
	5 years		7	
	Less than 5 years		0	
QUALIFICATIONS OF ARTISAN	<b>This sub criterion covers the Qualifications of the proposed Artisan for general building works (Minimum Qualification required is NQF Level 03 or Technical Grade 11 or N2 in Building and Civil engineering trade test certificate in Masonry or Carpentry)</b>	10		As requested in Form T Copies of Certificates attached
	NQF Level 03 or Technical Grade 11 or N2 in Building and Civil engineering and Trade test Certificate in Masonry or Carpentry		10	
	One Qualification and with or without experience		0	



EXPERIENCE OF ARTISAN	<b>This sub criterion covers the experience of the proposed Artisan for general building works (total duration of professional activity since achieving NQF Level 03 or Technical Grade 11 or N2 in Building and Civil engineering and a trade test certificate in Masonry or Carpentry)</b>	<b>10</b>		As requested in Form U Copies of Certificates attached	
	More than 3 years				10
	3 years				7
	Less than 3 years				0
EXPERIENCE CHSO	<b>This sub criterion covers the experience of the proposed CHSO (total duration of professional activity as a CHSO). It is a requirement that the CHSO should have a National Diploma In Safety Management (NDSM). This is Compulsory. (NOTE: SAMTRAC will not be accepted) and be registered with the South African Council for Projects and Construction Management Professionals (SACPCMP).</b>	<b>10</b>		As requested in Form T and U Copies of Certificates and Professional Registrations attached	
	More than 2 years' experience with both NDSM and SACPCMP				10
	Less than 2 years' experience with or without NDSM and SACPCMP				0
	<b>TOTAL</b>	<b>100</b>		<b>TOTAL</b>	
				<b>PERCENT</b>	



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**PART B PLUMBING (SO) CONTRACTOR EVALUATION**

**Stage Two: Functional Evaluation Criterion**

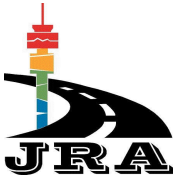
The Bidders who fulfil the Pre-Qualifying Criteria will be evaluated for *Stage Two: Functionality Criteria* as shown in the following table below: -

The Maximum point's allocation per criterion is summarised in the following table:-

<b>CRITERION</b>	<b>POINTS</b>
Company Experience and Completed Projects	20
Qualification and Experience of the project manager	20
Individual Professional Registration Certification	10
Qualifications and Experience of Foreman	20
Qualifications and Experience of Artisan	20
Qualifications and Experience of Construction Health and Safety Officer/ CHSO	10
<b>TOTAL POINTS</b>	<b><u>100</u></b>

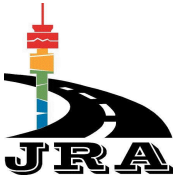
Bidders who pass through the Pre- Qualifying Criteria will then be assessed for Technical Evaluation which is discussed in detail in the above section. The threshold is set at 70%. If no bidder scores 70% then JRA reserves the right to lower the required score to 60%. If no bidder scores 60% or more then JRA reserves the right to cancel the bid and re-advertise.

Bidders are requested to provide evidence of complying with these Functional Criteria by completing the relevant forms in the bid document (Forms T, U and V) as well as supplying completion certificates for completed projects. Failure to supply completion certificates as required will mean that the project will not be contributing towards experience of the company and bidders will lose points on this criterion, under completed projects.

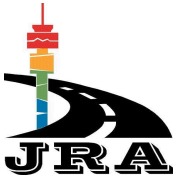


**Stage Two: Functional Evaluation Criterion Table**

CRITERIA	SUB-CRITERIA	MAX SCORE	SCORE	EVIDENCE
EXPERIENCE OF COMPANY	<b>This sub criterion covers the experience of the company in the provision of plumbing services. Company must have a minimum of three (3) years' experience in the plumbing industry</b>	10		As requested in Form T Copies of Completion Certificates/ Contract Award Letters
	More than 3 years		10	
	3 years		7	
	Less than 3 years		0	
COMPLETED PROJECTS	<b>This sub criterion covers the experience of the company in the plumbing Industry. The company must have a record of past performance with a minimum of three (3) contracts/ projects where plumbing services were rendered. Proof of such must be attached of the completed projects by the company to the value of R 350 000 each project or more over the past 5 years.</b>	10		As requested in Form T Copies of Completion Certificates  Or completion letter with the company stamp
	More than 3 similar projects successfully completed		10	
	3 similar projects successfully completed		7	
	Less than 3 similar projects successfully completed		0	
QUALIFICATIONS OF THE PROJECT MANAGER	<b>This sub criterion covers the Qualification of the project manager of the company (Minimum Qualification required is National Diploma in project management)</b>	10		As requested in Form T Copies of Certificates attached
	National Diploma in Project management		10	
	No Qualifications		0	



EXPERIENCE OF THE PROJECT MANAGER	<b>This sub criterion covers the experience of the project manager (total duration of professional activity since achieving the qualification)</b>	10		As requested in Form U CV attached with referees
	More than 3 years		10	
	3 years		7	
	Less than 3 years		0	
INDIVIDUAL PROFESSIONAL REGISTRATION CERTIFICATION	<b>This sub criterion covers the registration of one person in the company registered with the plumbing Industrial Regulation Board (PIRB) to be able to issue COC in plumbing with a minimum of 2 years' experience after acquiring the certificate</b>	10		As requested in Form T Copies of Certificates attached
	Certificate and more than 2 years		10	
	Certificate and 2 years		7	
	No certificate and less than 2 years' experience		0	
QUALIFICATIONS OF FOREMAN	<b>This sub criterion covers the Qualifications of the proposed Foreman (Minimum Qualification required is NQF Level 04 or N3 certificate in plumbing theory and a plumbing Trade test Certificate)</b>	10		As requested in Form T Copies of Certificates attached
	NQF Level 04 or N3 certificate in plumbing theory and a plumbing Trade test Certificate		10	
	One Qualification and with or without experience		0	
EXPERIENCE OF FOREMAN	<b>This sub criterion covers the experience of the proposed Foreman (total duration of professional activity since achieving Minimum Qualification of NQF Level 04 or N3 certificate in plumbing theory and a plumbing Trade test Certificate).</b>	10		As requested in Form U CV attached with referees
	More than 5 years		10	
	5 years		7	
	Less than 5 years		0	



QUALIFICATIONS OF PLUMBER	<b>This sub criterion covers the Qualifications of the proposed Plumber for plumbing works (Minimum Qualification required is NQF Level 03 or N2 certificate in plumbing theory and a plumbing Trade test Certificate)</b>	10		As requested in Form T Copies of Certificates attached
	NQF Level 03 or N2 certificate in plumbing theory and a plumbing Trade test Certificate		10	
	One Qualification and with or without experience		0	
EXPERIENCE OF PLUMBER	<b>This sub criterion covers the Experience of the proposed Plumber (total duration of professional activity since achieving Minimum Qualification of NQF Level 03 or N2 certificate in plumbing theory and a plumbing Trade test Certificate).</b>	10		As requested in Form U Copies of Certificates attached
	More than 3 years		10	
	3 years		7	
	Less than 3 years		0	
EXPERIENCE CHSO	<b>This sub criterion covers the experience of the proposed CHSO (total duration of professional activity as a CHSO). It is a requirement that the CHSO should have a National Diploma In Safety Management (NDSM). This is Compulsory. (NOTE: SAMTRAC will not be accepted) and be registered with the South African Council for Projects and Construction Management Professionals (SACPCMP).</b>	10		As requested in Form T and U Copies of Certificates and Professional Registrations attached
	More than 2 years' experience with both NDSM and SACPCMP		10	
	Less than 2 years' experience with or without NDSM and SACPCMP		0	
	<b>TOTAL</b>	<b>100</b>		<b>TOTAL</b>
				<b>PERCENT</b>





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**PART C ELECTRICAL (EB) CONTRACTOR EVALUATION**

**Stage Two: Functional Evaluation Criterion**

The Bidders who fulfil the Pre-Qualifying Criteria will be evaluated for Stage Two: Functionality Criteria as shown in the following table below:-

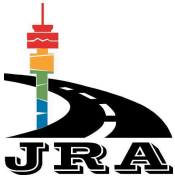
The Maximum point's allocation per criterion is summarised in the following table:-

<b>CRITERION</b>	<b>POINTS</b>
Company Experience, Completed Projects and Professional Registration	30
Qualification and Experience of the project manager	20
Individual Professional Registration Certification	5
Qualifications and Experience of Engineer	20
Qualifications and Experience of Artisan	20
Qualifications and Experience of Construction Health and Safety Officer/ CHSO	5
<b>TOTAL POINTS</b>	<b><u>100</u></b>

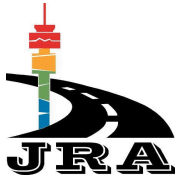
Bidders who pass through the Pre- Qualifying Criteria will then be assessed for Technical Evaluation which is discussed in detail in the above section. The threshold is set at 70%. If no bidder scores 70% then JRA reserves the right to lower the required score to 60%. If no bidder scores 60% or more then JRA reserves the right to cancel the bid and re-advertise.

Bidders are requested to provide evidence of complying with these Functional Criteria by completing the relevant forms in the bid document (Forms T, U and V) as well as supplying completion certificates for completed projects. Failure to supply completion certificates as required will mean that the project will not be contributing towards experience of the company and bidders will lose points on this criterion, under completed projects.

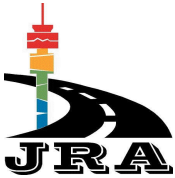
**Stage Two: Functional Evaluation Criterion Table**



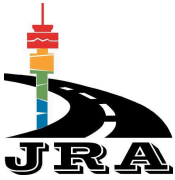
CRITERIA	SUB-CRITERIA	MAX SCORE	SCORE	EVIDENCE
EXPERIENCE OF COMPANY	<b>This sub criterion covers the experience of the company in the provision of electrical maintenance services. Company must have a minimum of three (3) years' experience in the electrical industry</b>	10		As requested in Form T Copies of Completion Certificates/ Contract Award Letters
	More than 3 years		10	
	3 years		7	
	Less than 3 years		0	
COMPLETED PROJECTS	<b>This sub criterion covers the experience of the company in the Electrical Industry. The company must have a record of past performance with a minimum of three (3) contracts/ projects where similar services were rendered. Proof of such must be attached for completed projects by the company to the value of R350 000 each project or more over the past 5 years.</b>	10		As requested in Form T Copies of Completion Certificates  Or completion letter with the company stamp
	More than 3 similar projects successfully completed		10	
	3 similar projects successfully completed		7	
	Less than 3 similar projects successfully completed		0	
PROFESSIONAL REGISTRATION	<b>This sub criterion covers the Registration of the company by the Department of Labour (a certified copy of original and signed electrical contractor's certificate) issued in the name of the enterprise</b>	5		As requested in Form T Copies of Certificates attached
	Original certified and signed electrical contractor's certificate issued in the name of the enterprise		5	
	No registration		0	
COMPANY REGISTRATION	<b>This sub criterion covers the accredited professional body the company should be registered with, the Electrical Contractors Association of South Africa (ECASA)</b>	5		As requested in Form T Copies of Certificates attached
	Registered		5	



CRITERIA	SUB-CRITERIA	MAX SCORE	SCORE	EVIDENCE
	No registration		0	
QUALIFICATIONS OF THE PROJECT MANAGER	<b>This sub criterion covers the Qualification of the project manager of the company (Minimum Qualification required is National Diploma in project management)</b>	<b>10</b>		As requested in Form T Copies of Certificates attached
	National Diploma in Project management		10	
	No Qualifications		0	
EXPERIENCE OF THE PROJECT MANAGER	<b>This sub criterion covers the experience of the project manager (total duration of professional activity since achieving the qualification)</b>	<b>10</b>		As requested in Form U CV attached with referees
	More than 3 years		10	
	3 years		7	
	Less than 3 years		0	
INDIVIDUAL PROFESSIONAL REGISTRATION CERTIFICATION	<b>This sub criterion covers the qualification of one person in the company with a wireman license or master electrician that will be able to issue a COC with two years' experience after acquiring the certificate</b>	<b>5</b>		As requested in Form T Copies of Certificates attached
	Certificate and more than 2years		5	
	Certificate and 2 years		3.5	
	No certificate		0	
QUALIFICATION OF ENGINEER	<b>This sub criterion covers the Qualifications of the proposed Engineer (Minimum Qualification required is NQF Level 07 or Degree or GCC in electrical engineering and be registered with ECSA as a professional Engineer)</b>	<b>10</b>		As requested in Form T Copies of Certificates attached
	NQF Level 07 or Degree or GCC in electrical engineering and be registered with ECSA as a professional Engineer		10	
	No Qualifications		0	
EXPERIENCE OF ENGINEER	<b>This sub criterion covers the experience of the proposed Foreman (total duration of professional activity</b>	<b>10</b>		As requested in Form U



CRITERIA	SUB-CRITERIA	MAX SCORE	SCORE	EVIDENCE
	<p>since achieving the minimum Qualification required of NQF Level 07 or Degree or GCC in electrical engineering and be registered with ECSA as a professional Engineer)</p> <p>More than 3 years</p> <p>3 years</p> <p>Less than 3 years</p>		10 7 0	CV attached with referees
QUALIFICATIONS OF ARTISAN	<p>This sub criterion covers the Qualifications of the proposed Artisan (Minimum Qualification required is NQF Level 06 or N6 certificate in electrical engineering and have a trade test certificate in electrical or millwright)</p> <p>NQF Level 06 or N6 in certificate electrical engineering with trade test certificate in electrical or millwright</p> <p>One Qualification with or without experience</p>	10	10 0	As requested in Form T Copies of Certificates attached
EXPERIENCE OF ARTISAN	<p>This sub criterion covers the experience of the proposed Artisan (total duration of professional activity since achieving the minimum Qualification is NQF Level 06 or N6 certificate in Electrical engineering and a Trade test certificate in Electrical or Millwright)</p> <p>More than 3 years</p> <p>3 years</p> <p>Less than 3 years</p>	10	10 7 0	As requested in Form U Copies of Certificates attached
EXPERIENCE CHSO	<p>This sub criterion covers the experience of the proposed CHSO (total duration of professional activity as a CHSO). It is a requirement that the CHSO should have a National Diploma In Safety Management (NDSM). This is Compulsory. (NOTE: SAMTRAC will not be accepted) and be registered with the South African Council for Projects and Construction Management Professionals (SACPCMP).</p> <p>More than 2 years' experience with both NDSM and SACPCMP</p>	5	5	As requested in Form T and U certified Copies of Certificates and Professional Registrations attached



CRITERIA	SUB-CRITERIA	MAX SCORE	SCORE	EVIDENCE
	Less than 2 years' experience with or without NDSM and SACMP		0	
<b>TOTAL</b>		<b>100</b>		<b>TOTAL</b>
				<b>PERCENT</b>

## 7 AWARD OF BID

“The Johannesburg Roads Agency (SOC) Ltd reserves the right, at its discretion, to award the bid:

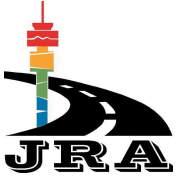
- Not to the lowest bidder **NOT APPLICABLE**
- Not to the highest scoring bidder. **NOT APPLICABLE**
- Not to any bidder at all.
- In part / by item to various bidders, if so required
- In the event of multiple bids for similar scope of works, the JRA reserves the right to appoint more than one bidder for such similar work.
- Successful bidders may be subjected to security vetting process and clearance before considered for an award by the JRA.
- To negotiate with one or more preferred bidders identified in the evaluation process regarding any terms and conditions including prices without offering the same opportunity to any other bidder/s who has not been awarded the status of the preferred bidders.

**JOHANNESBURG ROADS AGENCY (SOC) LTD**

**CONTRACT NO. JRA 19/474**

**FOR**

**CONSTRUCTION: PANEL OF SERVICE PROVIDERS FOR THE BUILDING MAINTENANCE, REFURBISHMENT AND RENOVATIONS ON VARIOUS JRA OWNED BUILDINGS WITHIN THE CITY OF JOHANNESBURG ON AN “AS AND WHEN REQUIRED BASIS” FOR A PERIOD OF THREE (03) YEARS**



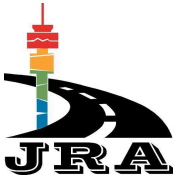
Panel Of Service Providers For The Building Maintenance, Refurbishment And Renovations On Various JRA Owned Buildings Within The City Of Johannesburg On An "As And When Required Basis" For A Period Of Three (03) Years

The Tender Part 1  
Tender Procedures

Contract No JRA 19/474

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## **T1.4 SCHEDULE OF CONTRACT DOCUMENTS**



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## **T1.4 SCHEDULE OF CONTRACT DOCUMENTS**

The following documents form part of this Contract:

### **THE TENDER (VOLUME 1)**

#### **PART 1: TENDER PROCEDURE**

SANS 294: 2004 – Standard Conditions of Tender (Annex F). This publication is available from Standards South Africa (a division of SABS) Tel (012) 428-6929/33.

### **THE TENDER (VOLUME 2)**

#### **PART 2: RETURNABLE DOCUMENTS AND SCHEDULES**

Schedule of Returnables

### **THE CONTRACT (VOLUME 3) NOT APPLICABLE (A panel is not a contract)**

#### **PART 1: AGREEMENT**

The NEC Engineering and Construction Contract (NEC 3) will be applicable to this project

#### **PART 2: PRICING DATA (NOT APPLICABLE)**

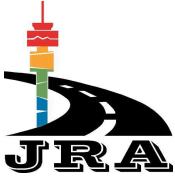
The pricing Data and Schedule of Rates;

#### **PART 4: SITE INFORMATION**

Refer to part C4

#### **PART 5: ANNEXURES**

A written proposal responding to Part 5, Annexures C5.2: Johannesburg Roads Agency's Specification for Occupational Health and Safety **IS NOT REQUIRED FOR NOW BUT HOWEVER THIS WILL BE REQUIRED BEFORE A SPECIFIC PROJECT AWARD BY JRA. BIDDERS SHOULD TAKE NOTE OF THIS REQUIREMENT!**



Panel Of Service Providers For The Building Maintenance, Refurbishment And Renovations On Various JRA Owned Buildings Within The City Of Johannesburg On An "As And When Required Basis" For A Period Of Three (03) Years

The Tender Part 1  
Tender Procedures

Contract No JRA 19/474

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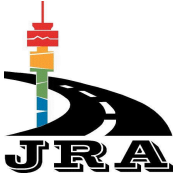
### CONSTRUCTION SPECIFICATIONS

Refer to SANS 294: 2004 – Standard Conditions of Tender. This publication is available from Standards South Africa (a division of SABS) Tel (012) 428-6929/33.

### **THE CONTRACT DRAWINGS (VOLUME 4)**

Standard Detail Drawings are bound separately in Volume 4 and for now will not be issued with the tender and will only be issued at contract award once the actual site conditions have been determined by the JRA Engineers.





Panel Of Service Providers For The Building Maintenance, Refurbishment And Renovations On Various JRA Owned Buildings Within The City Of Johannesburg On An "As And When Required Basis" For A Period Of Three (03) Years

The Tender Part 1  
Tender Procedures

Contract No JRA 19/474

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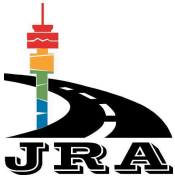
**JOHANNESBURG ROADS AGENCY (SOC) LTD**

**CONTRACT NO. JRA 19/474**

**FOR**

**CONSTRUCTION: PANEL OF SERVICE PROVIDERS FOR THE BUILDING MAINTENANCE, REFURBISHMENT AND RENOVATIONS ON VARIOUS JRA OWNED BUILDINGS WITHIN THE CITY OF JOHANNESBURG ON AN "AS AND WHEN REQUIRED BASIS" FOR A PERIOD OF THREE (03) YEARS**

**C4. SITE INFORMATION**



## C4.1 EXTEND OF SITE

Johannesburg Road Agency (JRA) owns buildings and properties around the city which houses its Head offices and Regional Offices as well as Maintenance Depots.

### ***Project Site Locations***

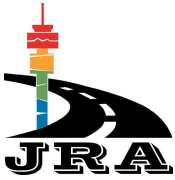
#### 1) Existing Sites

The Following are the sites where JRA owns buildings:

<b>Regional depots</b>	<b>Area Based</b>	<b>Physical Address</b>
<b>REGION A</b>	Midrand	No 6 Dale Road, Corner Glen and Austin Road
<b>REGION B</b>	Waterval	165 Johannes road, Albert Ville, Sophiatown
<b>REGION B</b>	Strydom Park	No 1 Hanschoeman Road, Corner Malibongwe Road
<b>REGION C</b>	Hamberg	30 Hamburg Road, Florida lake
<b>REGION D</b>	Dobsonville	No 2 Jonas Moabi Street
<b>REGION E</b>	Norwood	15 Short Road, Cnr Pain street
<b>REGION E</b>	Zandfontein	5 Commerce crescent west, Eastgate ext 13 Malboro
<b>REGION F</b>	Benrose	185 Main Reef Road
<b>REGION G</b>	Avalon: Soweto	1 Calendular Street Klipspruit Soweto
<b>MOTORWAYS DEPOT</b>	Johannesburg	20 End & Meikle Street
<b>RSD</b>	Booyens	9 Steven Road, Orphiton, Booyens
<b>FLEET &amp; PLANT DEPOT</b>	Fordsburg	350 main road, Fordsburg
<b>ASPHALT DEPOT</b>	Booyens	8 Spring Street Orphirton Booyens
<b>LABORATORY DEPOT</b>	Booyens	8 Spring Street, Orphirton
<b>TRAFFIC SIGNALS</b>	Newtown	No 1 Henry Nxumalo, cnr Albertina sisulu
<b>CAPITAL WORKS</b>	New Doornfontein	No2 Staib street
<b>JRA</b>	CBD	75 Helen Joseph Street
<b>NANCEFIELD</b>	Klipspruit	

#### 2) New Sites

Any other sites as determined by JRA



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## C4.2 LOCALITY PLAN

