BID SPECIFICATION: DESIGN AND CONSTRUCTION OF A SPORTS FACILITY

Mamelodi East Prevocational School (Mamelodi East) — Phased Implementation

1. Background and Purpose

This bid specification sets out the requirements for the professional design (architectural and engineering) and subsequent construction of a multi-code sports facility for Mamelodi East Prevocational School. The facility will comprise a soccer field, an athletics track, and a multi-purpose combi court accommodating netball, basketball, tennis, and volleyball. The works will be implemented in phases to enable funding and delivery in manageable stages while ensuring safe, fit-for-purpose facilities for learners and the school community.

2. Scope of Works (Overall)

- Full professional design and documentation for the complete facility (all phases), including statutory submissions and approvals.
- Construction of a soccer field and athletics track (Phase 2).
- Construction of a multi-purpose combi court suitable for netball, basketball, tennis, and volleyball (Phase 3).
- Associated earthworks, drainage, lighting provisions (where applicable), fencing, spectator/bench areas, pedestrian access, and basic site furniture.
- Testing, commissioning, as-built documentation, operations and maintenance information, and defect liability obligations.

3. Phased Implementation Approach

Phase 1: Design (Architecture and Engineering)

- Site verification and survey requirements (topographical survey, setting-out information, identification of constraints and existing services).
- Concept design and options analysis, including preliminary layouts for soccer field, athletics track, combi court, circulation, and support areas.
- Design development: coordinated architectural, civil, structural, electrical (and mechanical if required) designs.
- Compliance design: universal access considerations, safety by design, environmental and stormwater management, and relevant sport-court standards/guidelines.
- Statutory processes: preparation and submission for required approvals/permits (as applicable).
- Detailed construction documentation: drawings, specifications, bills of quantities/pricing schedule, and tender documentation for Phase 2 and Phase 3.

- Construction programme and phasing plan, including methodology to keep learners safe and limit disruption.

Phase 2: Construction — Soccer Field and Athletics Track

- Site establishment, health and safety compliance, setting out, and protection of existing assets.
- Bulk earthworks and platform preparation to designed levels and falls.
- Subsurface and surface drainage systems to prevent ponding and erosion.
- Construction of soccer field including sand-filled synthetic turf (or approved equivalent) with appropriate sub-base, drainage, perimeter restraint, and any required shock pad, all as per the approved design.
- Construction of athletics track (track alignment and lanes as per design), including base layers and final wearing course as specified.
- Associated works: perimeter fencing (where required), access gates, team benches/technical areas, basic spectator edging/kerbing where specified, and line marking.
- Testing and handover, including snagging, as-builts, and maintenance instructions.

Phase 3: Construction — Combi Court (Netball, Basketball, Tennis, Volleyball)

- Earthworks, formation, and sub-base construction to achieve a stable, even playing surface with correct falls and drainage.
- Construction of court slab/pavement and wearing surface suitable for multi-code use.
- Multi-code line marking layout accommodating netball, basketball, tennis, and volleyball, with colours as specified in the design.
- Supply and installation of sports equipment and sleeves/fixtures as applicable (e.g., netball posts, basketball hoops/boards, tennis posts and net, volleyball posts and net), including protective padding where required.
- Perimeter fencing (where required), access control, and safety separation from other activity areas.
- Ancillary works: court lighting provisions (where applicable), seating, refuse bins, and signage (where applicable).
- Testing, commissioning, snagging, and handover documentation.

4. Technical Requirements (Minimum)

The bidder shall allow for all works necessary to deliver complete, safe, durable, and maintainable facilities. Final dimensions, materials, and performance requirements shall be confirmed in the Phase 1 design documentation and must align with applicable sporting standards and good practice, the school's site constraints, and the approved budget.

4.1 Soccer Field

- Field layout, orientation, and safety run-offs as per approved design.

- Surface: sand-filled synthetic turf (or approved equivalent) including base works, shock pad (if required), sand infill, seam detailing, and anchoring/perimeter restraint, all suitable for school and community use.
- Drainage: subsurface drainage and surface falls to prevent waterlogging and ensure usability after rainfall.
- Perimeter treatment: kerbing/edging, fencing, and controlled access points where required.
- Goals, sleeves, and ancillary equipment as specified.
- Line marking for soccer and any additional training markings as specified.

4.2 Athletics Track

- Track geometry, number of lanes, lane widths, and radii as per approved design (to be confirmed in Phase 1).
- Surface: synthetic athletics track wearing course (e.g., polyurethane system or approved equivalent) including primer, base layer, and top layer, suitable for school athletics use and compliant with the approved design performance requirements.
- The synthetic track system shall be UV- and weather-resistant, with consistent thickness, durable line marking, and a finished surface that provides suitable traction and drainage for outdoor use.
- Drainage and falls coordinated with field and surrounding hardscape to prevent standing water.
- Lane and event markings as specified (e.g., lanes, start/finish lines, exchange zones where applicable).
- Integration with soccer field (if track encircles the field), including safe separation and access routes.

4.3 Combi Court (Netball, Basketball, Tennis, Volleyball)

- Court size and layout to accommodate all four sporting codes with compliant run-offs and safe clearances (confirmed during Phase 1).
- Surface: non-slip, weather-resistant court finish with appropriate shock absorption/performance characteristics for multi-code use.
- Sub-base and slab/pavement designed for local soil conditions and heavy use, with crack-control and joints detailed.
- Drainage: positive falls and edge drainage to prevent ponding; ensure accessible routes remain dry and safe.
- Line marking: durable, colour-coded markings for each code; provide a line-marking legend in as-built documentation.
- Sports equipment: posts/hoops/nets as required, corrosion-resistant, securely anchored, and safe (rounded edges, padding where necessary).
- Perimeter fencing and gates where required for safety and security, including ball stop functions where appropriate.

4.4 General Site Works, Access, and Services

- Pedestrian access routes that are safe and suitable for learners, including universal access considerations where applicable.
- Stormwater management measures to protect the facility, adjacent buildings, and neighbouring properties.
- Perimeter and internal fencing, gates, and segregation between activity zones as required.
- Provision for lighting (if included in the project scope): power routing, bases, and fixtures as per design.
- Site furniture (where specified): benches, bins, signage, and equipment storage provisions.
- Protection/relocation of existing services where applicable and coordination with relevant authorities.

4.5 Maintenance Requirements (Minimum)

- **General:** Provide a maintenance plan and schedule for each surface and installed equipment, including recommended products, frequencies, and responsibilities. Maintenance instructions must be consistent with manufacturer requirements to keep warranties valid.
- **Soccer field (sand-filled synthetic turf):** Routine brushing to keep fibres upright and sand evenly distributed; topping up sand infill where required; removal of litter/debris; control of weeds at edges/joints; prompt repair of seams or local damage; and periodic deep cleaning/decompaction as recommended by the turf manufacturer.
- **Access control (synthetic turf):** Restrict use to appropriate footwear; prohibit open flames, sharp objects, vehicles, and activities that can damage the surface; and provide clear signage for permitted use.
- **Athletics track (synthetic):** Regular sweeping/cleaning to remove grit and debris; prohibition of spikes or footwear types not permitted by the manufacturer (unless explicitly allowed); prompt repair of cuts/gouges; and periodic inspection of line markings and surface wear, with re-marking or recoating as required.
- **Combi court surface:** Routine cleaning to prevent algae/slip hazards; inspection of joints/cracks; maintaining drainage paths; and upkeep of line markings and sports equipment fixings (tightening, corrosion control, and replacement of worn components).
- **Handover:** At practical completion, provide a surface condition baseline report and maintenance log templates for the school/operating authority.

5. Quality, Health & Safety, and Compliance

- Health and Safety: the contractor shall comply with all applicable occupational health and safety legislation and provide a project-specific health and safety plan prior to site establishment.

- Quality assurance: implement an inspection and test plan (ITP) covering earthworks compaction, concrete works, surfacing, line marking, and equipment installation.
- Materials and workmanship: all materials shall be new and fit for purpose; workmanship shall meet relevant standards and manufacturer installation requirements.
- Environmental controls: dust suppression, noise control, erosion prevention, waste management, and protection of existing vegetation/assets.
- Child-safe construction site management: secure site boundaries, controlled access, and safe pedestrian routes during construction due to the school environment.

6. Deliverables, Handover, and Defects Liability

- Approved design package (Phase 1), including drawings, specifications, and an agreed bill of quantities/pricing schedule for Phase 2 and Phase 3.
- Construction records: daily site diary (as required), material delivery records, test results, and inspection checklists.
- As-built drawings for completed works for each phase, reflecting actual construction.
- Operations and maintenance (O&M) information for installed items (e.g., sports equipment, lighting if applicable).
- Training/briefing to the school's representative on routine maintenance requirements (e.g., turf care, surface cleaning, inspection of equipment fixings).
- Defects liability period: the bidder shall state the proposed defects liability period and warranties for surfaces, equipment, and workmanship.

7. Programme, Coordination, and Reporting

- The bidder shall propose a realistic programme per phase, showing key milestones (design deliverables, approvals, procurement, construction, testing, handover).
- Site coordination meetings shall be held at agreed intervals; minutes and action items shall be recorded and shared.
- The bidder shall identify long-lead items (e.g., sports equipment, specialist surfacing) and mitigation measures.
- Construction work shall be planned to minimise disruption to teaching and learning activities.

8. Bidder Eligibility and Returnable Schedules (Minimum)

- Company profile and relevant experience on similar sports facilities (school or community context preferred), including references.
- Key personnel CVs and professional registrations (where applicable) for design disciplines and construction management.
- Method statement for each construction phase (earthworks, drainage, surfacing, markings, equipment installation) and quality plan.
- Project-specific health and safety approach and site access control plan for a school environment.

- Proposed programme per phase and resource plan.
- Pricing: separate pricing per phase, clearly indicating inclusions/exclusions and provisional sums (if any).
- Warranty/guarantee information for all relevant components.
- CIDB active registration (2GB, 2CE,2EP) as at the submission date and for the duration of the implementation of the project.

9. Bid Evaluation Criteria

The Employer will evaluate bids for responsiveness and then apply a functionality (technical) evaluation followed by a price and preference evaluation, in accordance with the applicable procurement framework. The criteria and weightings below are suggested and may be adjusted by the Employer in the bid invitation.

9.1 Mandatory / Administrative Requirements (Pass/Fail)

- Fully completed and signed bid documents, including all returnable schedules.
- Proof of relevant experience and references as requested.
- Proof of professional registration(s) for design disciplines where applicable (if Phase 1 is included in the bidder's appointment).
- Acceptance of the phased implementation approach and confirmation of ability to deliver each phase.
- Submission of a project-specific health and safety approach suitable for a live school environment.
- Confirmation of compliance with the minimum technical requirements, including sand-filled synthetic turf for the soccer field and synthetic athletics track surface.

9.2 Functionality (Technical) Evaluation

Bids meeting the mandatory requirements will be evaluated on functionality. Bidders should provide clear evidence (method statements, programmes, CVs, project sheets, and references) to support the scores. The Employer may set a minimum threshold for functionality (e.g., 70 points out of 100) that bidders must achieve to proceed to price and preference evaluation.

Scoring scale (for each criterion): 0 = No submission/does not address; 1 = Poor (major gaps, high risk); 2 = Fair (partially meets, medium risk); 3 = Good (meets requirements, low risk); 4 = Very good (exceeds in some areas, very low risk); 5 = Excellent (clearly exceeds, best practice, minimal risk). Scores will be moderated against submitted evidence. **Functionality criterion**	**Weight (points)**	**Evidence / what will be assessed**
A. Understanding of the brief and phased delivery approach	15	Clear interpretation of scope; practical phasing; constructability; minimising disruption to schooling; interfaces between phases.
B. Technical proposal and compliance with minimum specifications	25	Design/construction approach for: drainage, earthworks, perimeter

		restraint; sand-filled synthetic turf system; synthetic athletics track system; multi-code court surface, markings, and equipment safety.
C. Methodology, programme, and resources	20	Phase-by-phase programme; sequencing; long-lead items; resource plan; site establishment; traffic/pedestrian management for a school site.
D. Relevant experience and past performance	20	Comparable projects (sports fields, synthetic turf, synthetic tracks, courts); references; evidence of delivery on time, within budget, and to quality.
E. Key personnel and capacity	10	Qualifications, roles, and availability of project manager, site agent, foreman, and specialist installers; professional registrations where applicable.
F. Quality management, H&S, and risk management	10	Quality plan and ITP; H&S plan; child-safe site controls; environmental controls; risk register and mitigation measures.
Total	**100**	

Technical Compliance Scoring Details (Criterion B)

Sub-criterion (within B)	Points	Minimum evidence and scoring guidance
B1. Earthworks, levels, and drainage strategy	6	Provide a clear approach to cut/fill, compaction, platform tolerances, falls, and stormwater control. Higher scores for robust drainage design preventing ponding on field/track/courts and protecting adjacent assets.
B2. Soccer field system: sand-filled synthetic turf	7	Specify turf type, pile height/density, backing, seam method, sand infill grading/quantity, perimeter restraint, shockpad (if proposed/required), and acceptance testing/quality checks. Higher scores for complete, maintainable system with clear warranty and maintenance compatibility.
B3. Synthetic athletics track system	7	Describe track base preparation, layer build-up (primer/base/top), thickness control, UV/weather resistance, slip/traction, drainage/falls, and durable line marking. Higher scores for clear method to ensure consistent performance and long-term durability.
B4. Combi court surface, markings, and equipment safety	5	Confirm non-slip surface solution, crack/joint detailing, drainage, colour-coded multi-code markings, and safe installation of posts/hoops/nets (anchoring, corrosion resistance, padding where required). Higher scores for well-coordinated multi-code layout and safe equipment interfaces.
Total for Criterion B	**25**	

9.3 Price and Preference Evaluation (Weighting and Method)

Recommended overall evaluation weightings (for inclusion in the bid invitation): Functionality = 100 points (minimum threshold to proceed); thereafter evaluate **Price** and **Preference** using the applicable preference point system (e.g., 80/20 or 90/10 as prescribed). The Employer shall confirm which system applies.

Price points (method): Price points will be calculated using the standard "lowest acceptable tender" formula: $$P = P_{max}\times\left(1-\frac{T-T_{min}}{T_{min}}\right)$$ where P is the points scored for price, P_{max} is the maximum points allocated to price under the selected system, T is the bidder's total tendered price (as evaluated), and T_{min} is the lowest acceptable tendered price (as evaluated). Prices will be assessed for arithmetic correctness and completeness against the pricing schedule.

- **Preference points:** Preference points will be allocated in accordance with the selected preference point system and verified supporting documentation submitted.

- **Phased pricing:** Bidders shall price each phase separately and provide an overall total. The Employer may (where permitted in the bid conditions) evaluate award for the full scope or per phase; however, price evaluation will be based on the pricing basis stated in the bid invitation (either total price for all phases, or phase-by-phase).
- **Abnormally low / unbalanced bids:** The Employer may request clarification where prices appear unbalanced or unrealistically low/high for key items (e.g., synthetic turf, track surfacing, drainage) in accordance with the bid conditions.

9.4 Clarifications, Errors, and Award

- The Employer reserves the right to request written clarifications; however, no change in price or scope will be permitted through clarification unless allowed in the bid conditions.
- The Employer may check arithmetic and apply corrections in accordance with the bid conditions.
- Award may be made for all phases or per phase (where permitted in the bid invitation), subject to budget availability and the Employer's implementation plan.
- The successful bidder will be required to submit final programmes and required plans (quality, H&S, environmental) prior to commencement on site.

10. Employer Information (To Be Completed)

- Project site address and site access arrangements.
- Available site information (existing drawings, services plans, geotechnical information, prior surveys).
- Budget guidance per phase (if applicable).
- Required completion dates / constraints (school calendar, exam periods, etc.).
- Preferred surface types: soccer field to be sand-filled synthetic turf (or approved equivalent) and athletics track to be a synthetic surface; confirm any preferences for combi court surfacing/finish.

Phased construction approach (summary)

- **Phase 1: Design (Architecture & Engineering)**
  - Confirm site conditions (surveys, services, constraints).
  - Develop concept and detailed designs for the *full facility* (soccer field, synthetic athletics track, and combi court).
  - Complete statutory submissions/approvals (as applicable).
  - Produce tender-ready construction documentation (drawings, specs, BOQ/pricing schedules) and an overall phasing/programme plan.
- **Phase 2: Construction — Soccer Field + Athletics Track**
  - Site establishment, setting out, and H&S controls (school-safe site management).
  - Earthworks and drainage.
  - Build the **soccer field with sand-filled synthetic turf** (incl. sub-base, drainage, perimeter restraint, shock pad if required).
  - Build the **athletics track** including base layers and a **synthetic wearing course** (per approved design).
  - Complete associated works (fencing/access, benches/technical areas, line marking), then testing and handover.
- **Phase 3: Construction — Combi Court (4 sporting codes)**
  - Earthworks, formation, sub-base and court slab/pavement.
  - Install multi-purpose court wearing surface.
  - Apply multi-code line markings for **netball, basketball, tennis, and volleyball**.
  - Install sports equipment (posts/hoops/nets), plus fencing/access control and any agreed ancillaries (e.g., lighting provisions, seating), followed by commissioning and handover.

Maintenance requirements (summary)

- **General**
  - Provide a **maintenance plan and schedule** for each surface and installed equipment (products, frequencies, responsibilities).
  - Maintenance must follow **manufacturer requirements** to keep **warranties valid**.
- **Soccer field (sand-filled synthetic turf)**
  - **Routine brushing** to keep fibres upright and sand evenly distributed.
  - **Top up sand infill** where required.
  - **Remove litter/debris** regularly.
  - **Weed control** at edges and joints.
  - **Prompt seam/local damage repairs**.
  - **Periodic deep cleaning/decompaction** as recommended by the turf manufacturer.
- **Access control (synthetic turf)**
  - Restrict to **appropriate footwear**.
  - Prohibit **open flames, sharp objects, vehicles**, and other damaging activities.
  - Provide **clear signage** for permitted use.
- **Athletics track (synthetic)**
  - **Regular sweeping/cleaning** to remove grit and debris.

    - Prohibit **spikes/footwear not permitted** by the manufacturer (unless explicitly allowed).
    - **Repair cuts/gouges promptly**.
    - **Inspect markings and wear** periodically; **re-mark/recoat** as needed.
- **Combi court surface**
    - Routine cleaning to prevent **algae/slip hazards**.
    - **Inspect joints/cracks** and keep **drainage paths** clear.
    - Maintain **line markings** and **equipment fixings** (tightening, corrosion control, replace worn parts).
- **Handover**
    - Provide a **surface condition baseline report** and **maintenance log templates** at practical completion.