

**DEPARTMENT OF INTERNATIONAL RELATIONS AND COOPERATION**

**Invitation to service providers to conduct a property valuation and conditions assessment of the Official Residence owned by the South African Government in the USA, New York.**



**TERMS OF REFERENCE**

## **1. PURPOSE**

The South African Consulate General wishes to appoint a suitably qualified and experienced service provider to conduct a property valuation and detailed conditions assessment of the State owned residential property in the United States of America, New York City.

## **2. BACKGROUND**

The South African Government owns the *230 – 232 East 49th Street, 10017* Residential property in New York NY and is used to accommodate Diplomatic Staff.

The following property need to be assessed by means of a condition assessment report and a professional valuation:

- *230 – 232 East 49th Street New York NY 10017*

The overall outcome of this project is to receive a comprehensive conditions assessment report in respect of the property together with a prioritised list of actions, options, and associated cost to address any potential risk issues, as well as a professional valuation report thereof.

## **3. CONFIDENTIALITY**

- 3.1** All information and documentation provided to the service provider shall be treated as confidential and may not be shared with any person or entity not directly responsible for the execution of this project.
- 3.2** All information and documentation prepared by the service provider shall become the intellectual property of the Department of International Relations and Cooperation.

## **4. SPECIFICATIONS/ SCOPE OF WORK**

The appointed service provider will be required to perform and report on the condition of the property and make recommendations on the continued utilisation thereof. The following deliverables are required:

### **4.1 PHASE 1: Preparation of the Property Condition Report.**

Based upon a physical inspection of the properties, the service provider is expected to submit -

- a) Clear full photographic record of each property, including map location and assessment of desirability of the area;
- b) Building plans as recorded by the local council;

- c) As built building plans;
- d) A comparison between recorded building plans and as built plans highlighting differences, if any;
- e) Present value of the land without structures;
- f) Present value of the building and structures;
- g) Local council documents including zoning certificate, variances or restrictions; schedule of building code violations, title deeds and most recent municipal valuations
- h) Detailed written conditions assessment of both the exterior and interior of the property, which should include at least the following:
  - i. Site and grounds – including but not limited to pavements, landscaping, site drainage, walls, lighting, fencing
  - ii. Structural systems – including but not limited to foundations, columns and roofs
  - iii. Building envelope – including but not limited to roofing systems, integrity of waterproofing, exterior finishes, stairs and steps, exterior doors and windows
  - iv. Interior building components – including but not limited to ceilings and floors
  - v. Mechanical systems – including but not limited to electrical, heating ventilation and air conditioning, plumbing
  - vi. Safety and Code compliance - building compliance with local health and safety legislation. In the absence of such legislation, South African health and safety standards will apply
- i) Based upon the inspection, each building must be rated using the rating scale attached as **Annexure A**.

**Please note:**

1. No assessment of movable items such as furniture and white ware is required.
2. This is a non-destructive visual survey and the service provider is not required to perform exploratory probing or testing. Where such testing is considered necessary, it must be clearly indicated in the report together with a) the reasons therefor, b) the approximate cost thereof; c) approximate timeframe required and d) a list of at least 3 professionals within proximity to the property who are qualified to perform such work.
3. The service provider will, upon request, be provided with a Power of Attorney to obtain the necessary documents from the local council.

**4.2 PHASE 2: Professional Valuation**

- a) The appointed valuer will be expected to perform an analysis of the property market conditions in New York and report on the economic projections of the relevant property market in the area.
- b) Following the market analysis, the appointed valuer will be expected to perform a valuation of each property/the property, based on the information obtained and to compile a report to the Mission on its findings. The report must follow the structure of Annexure D attached hereto.
- c) The preferred method of evaluation should be the method of direct comparison with sales in the open market.
- d) The following factors should constitute the heart of the valuation and must be meticulously reported on:
  - Income capitalization method
  - Comparable sales method
  - Cost method – Depreciated replacement value.

#### **4.3 PHASE 3: Analysis and costed recommendations**

Based upon the conditions assessment conducted, the service provider is expected to –

- a) Make an overall recommendation per property on the options available to the South African Government, viz. maintaining, renovating, demolishing and rebuilding and/or disposing of each property with indicative costing attached to each option;
- b) Irrespective of the recommendation made, the service provider must also prepare a detailed maintenance plan of the property with indicative costing, identifying immediate repair priorities as well as planned and preventative maintenance per year over the next 5 years;
- c) All reactive maintenance as well as preventative maintenance over a 5 year period must be prioritised and costed in detail. For purposes of prioritisation, the priority ranking in **Annexure B** may be used.

#### **5. PROJECT TIMEFRAMES**

- 5.1** The project is expected to be completed within a maximum period of 24 weeks from appointment.
- 5.2** A briefing meeting between the Mission and the successful service provider will take place within 5 days of appointment of the service provider which must be attended by all individuals who will be working on the project. The 2 week’s timeframe for completion of the project will commence from the date of this meeting.

5.3 This meeting will take place at the Chancery of the Consulate General in 845 3<sup>rd</sup> Avenue, floor 10 10022 New York NY

5.4 All deliverables and reports must be submitted to the Mission within a maximum period of two weeks.

**6. BID EVALUATION METHODOLOGY**

All bids received will be evaluated in three phases which are:

1. responsive criteria,
2. functionality criteria and
3. price.

**6.1 PHASE 1: RESPONSIVENESS CRITERIA**

Potential Service Providers must comply with all minimum requirements in order to qualify for the next stage of the evaluation process. Non submission will result in disqualification.

The minimum requirements which must be fully and comprehensively complied with are as follows: All documents must be submitted in English

ITEM	REQUIREMENT	SUBMITTED	NOT SUBMITTED
6.1.1	Certified copy of a valid Tax Clearance certificate		
6.1.2	Certified copies of registration as a professional valuer		

**6.2 PHASE 2: FUNCTIONALITY CRITERIA**

An evaluation panel will evaluate all responsive bids on the functionality criteria listed below. A bidder that scores less than 60% in respect of functionality will be regarded as having submitted a non-responsive bid and will be disqualified.

For purpose of comparison and in order to ensure meaningful evaluation, bidders are requested to furnish detailed information in substantiation of compliance to the evaluation criteria listed below:

FUNCTIONALITY CRITERIA		WEIGHT
<b>Company Profile, knowledge and experience</b>	<p>The service provider must submit a company profile/s which demonstrates at least 5 years of experience in preparing conditions assessments and performing valuations.</p> <p>The service provider must submit a list of 5 or more residential/office building conditions surveys completed in the last 5 years with contactable references.</p> <p><u>Scoring matrix:</u> Submission of 10 or more residential/office conditions surveys completed with contactable references for each survey, completed in the last 5 years = 5 points</p>	40

	<p>Submission of 8-9 or more residential conditions surveys completed with contactable references for each survey, completed in the last 5 years = 4 points</p> <p>Submission of 6-7 residential conditions surveys completed with contactable references for each survey, completed in the last 5 years = 3 points</p> <p>Submission of 5-6 residential conditions surveys completed with contactable references for each survey, completed in the last 5 years = 2 points</p> <p>Submission of less than 5 residential conditions surveys completed with contactable references for each survey, completed in the last 5 years = 1 point</p> <p>Non Submission of residential conditions surveys completed with contactable references for each survey, completed in the last 5 years = 0 points</p>	
<p><b>Knowledge and Experience</b></p>	<p>The project structure is expected to include at least one professional registered architect and/or one professional registered quantity surveyor with experience in property conditions assessments and valuations.</p> <p>The service provider must furthermore submit a CV of each team member, clearly indicating –</p> <ul style="list-style-type: none"> <li>a) Qualifications and proof thereof;</li> <li>b) Professional registration with relevant building profession council (if applicable) and proof thereof;</li> <li>c) Experience (if applicable) in performing conditions surveys.</li> </ul> <p><u>Scoring matrix:</u></p> <p>The addition of an assessor and/or local real estate professional and 15 years combined team experience in performing conditions assessments = points</p> <p>The addition of an assessor and/or local real estate professional and 10 years combined team experience in performing conditions assessments = 4 points</p> <p>Detailed team structure including architect and quantity surveyor, with CV's and including young professionals, 5 years combined team experience in performing conditions assessments = 3 points</p>	<p>40</p>

	<p>Detailed team structure including architect and quantity surveyor, with CV's and including young professionals, with less than 5 years combined team experience in performing conditions assessments = 2 points</p> <p>Submission of CVs of team members without proof of qualifications = 1 point</p> <p>Non submission of CVs of team members = 0 points</p>	
<b>Methodology to deliver the project</b>	<p>The service provider must submit a written methodology on how the project will be executed. Such methodology must indicate the resources, sequencing of activities to achieve the deliverables within the specified timeframe.</p> <p><u>Scoring matrix:</u></p> <p>Detailed write up corresponding with project plan to complete the project In less than 2 weeks = 5 points</p> <p>Detailed write up corresponding with project plan to complete project in 2 weeks = 4 points</p> <p>Detailed write up corresponding with project plan to complete project in 3 weeks = 3 points</p> <p>Detailed write up corresponding with project plan to complete project in 4 weeks = 2 points</p> <p>Detailed write up corresponding with project plan to complete project in more than 4 weeks = 1 points</p> <p>Non submission of a detailed write up corresponding with project plan = 0 points</p>	20

### 6.3 PHASE 3: PRICE

- 6.3.1 The final stage of evaluation will be the price evaluation. Bidders that scored a minimum of 60% in respect of the functionality criteria will be evaluated on price.
- 6.3.2 Only Annexure C will be accepted as the pricing schedule (quotation) to be used for this bid.
- 6.3.3 The service provider is to submit an all-inclusive price, with a breakdown of the cost per deliverable, in Local currency **USD** (incl Taxes).

## 7. GENERAL AND SPECIAL CONDITIONS

- 7.1 The bidder shall bear all costs associated with the preparation and submission of the proposal. The Mission will not be liable for any costs regardless of the outcome of the proposal.
- 7.2 The Mission reserves the right to appoint more than one service provider. The Mission also reserves the right not to appoint any service provider.
- 7.3 All documents and deliverables must be submitted in hard copy, approved by the project leader, as well as electronically (per USB).

## 8. BID VALIDITY PERIOD

**The bid must be valid for 120 days from the closing date of the bid.**

## 9. CONTACT PERSONS AND SUBMISSIONS

- 9.1 Any clarifications needed during the bidding process must be addressed in writing to  
**Ms Pumeza Agnes Albert**  
Email: [albertp@dirco.gov.za](mailto:albertp@dirco.gov.za)  
Tell: 917 518 4625
- 9.2 Any queries relating to the completion of the documents must be addressed in writing to  
**Ms Mavis Kgwatla**  
Email: [kgwatlae@dirco.gov.gov](mailto:kgwatlae@dirco.gov.gov)  
Tel: 917 362 0803
- 9.3 **Ms Cecilia Cudala**  
Email: [cudalac@dirco.gov.za](mailto:cudalac@dirco.gov.za)  
Tel: 201 965 4178

## 10. CLOSING DATE: AT CLOSE OF BUSINESS ON TUESDAY, 7 DECEMBER 2021.

## ANNEXURE A: BUILDING RATING SCALE

RATING	STATUS	DEFINITION OF RATING / CONDITION OF BUILDING ASSET
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TERMS OF REFERENCE for property evaluation and conditions assessment of the Official Residential:  
230 – 232 East 49th Street New York NY 10017



5	Excellent	<ul style="list-style-type: none"> <li>• No defects</li> <li>• As new condition and appearance</li> </ul>
4	Good	<ul style="list-style-type: none"> <li>• Minor defects</li> <li>• Superficial wear and tear</li> <li>• Major maintenance not required</li> </ul>
3	Fair	<ul style="list-style-type: none"> <li>• Average condition</li> <li>• Significant defects are evident</li> <li>• Services are functional but needs attention</li> <li>• Deferred maintenance work exist</li> </ul>
2	Poor	<ul style="list-style-type: none"> <li>• Badly deteriorated</li> <li>• Potential structural problems</li> <li>• Inferior appearance</li> <li>• Major defects</li> <li>• Components fail regularly</li> </ul>
1	Very Poor	<ul style="list-style-type: none"> <li>• Building has failed</li> <li>• Not operational</li> <li>• Unfit for occupancy or normal use</li> <li>• Environmental / contamination / pollution issues exist</li> </ul>

## **ANNEXURE B: MAINTENANCE PRIORITY RATING SCALE**

TERMS OF REFERENCE for property evaluation and conditions assessment of the Official Residential:  
 230 – 232 East 49th Street New York NY 10017

PRIORITY RANKING	DEFINITION
1	Works needed to – <ul style="list-style-type: none"> <li>• Meet maintenance related statutory obligations and due diligence requirements;</li> <li>• Ensure health and safety of building occupants and users;</li> <li>• Prevent serious disruption of building services and/or may incur higher costs if not addressed within 1 year</li> </ul>
2	Works that – <ul style="list-style-type: none"> <li>• Affect the operational capacity of the building;</li> <li>• Are likely to lead to serious deterioration and therefore higher future repair costs if not addressed between 1 to 2 years</li> </ul>
3	Works that – <ul style="list-style-type: none"> <li>• Have minimal effect on the operational capacity of the building but are desirable to maintain the quality of the workplace;</li> <li>• Are likely to require rectification within 3 years</li> </ul>
4	Works that – <ul style="list-style-type: none"> <li>• Can be safely and economically deferred beyond 3 years and reassessed at a future date</li> </ul>

**ANNEXURE C: DETAILED PRICING SCHEDULE**

Specification	Number of hours	Cost per hour	Total cost
<b>Phase 1</b>			
A clear full photographic record of each property, including map location and assessment of desirability of the area			
Building plans as recorded by the local council			
As built building plans			
A comparison between recorded building plans and as built plans highlighting differences, if any			
Present value of the land without structures			
Present value of the building and structures			
Local council documents including zoning certificate, variances or restrictions; schedule of building code violations, title deeds and most recent municipal valuations			
Detailed written conditions assessment of both the exterior and interior of the property, which should include at least the following:			
a) Site and grounds – including but not limited to pavements, landscaping, site drainage, walls, lighting, fencing			
b) Structural systems – including but not limited to foundations, columns and roofs			
c) Building envelope – including but not limited to roofing systems, exterior finishes, stairs and steps, exterior doors and windows			
d) Interior building components – including but not limited to ceilings and floors			
e) Mechanical systems – including but not limited to electrical, heating ventilation and air conditioning, plumbing			
f) Safety and Code compliance - building compliance with Namibian health and safety legislation			
<b>Phase 2</b>			
Overall recommendation per property with indicative costing attached to each option			
Detailed maintenance plan per facility with indicative costing, identifying immediate repair priorities as well as planned and preventative maintenance per year over the next 5 years			

