



SOUTH AFRICAN HERITAGE RESOURCES AGENCY

TERMS OF REFERENCE

RFQ SAHRA 09/2026

THE SOUTH AFRICAN HERITAGE RESOURCES AGENCY (SAHRA) INVITES SUITABLY QUALIFIED AND EXPERIENCED PROFESSIONAL ENGINEER IN THE STRUCTURAL ENGINEERING DISCIPLINE TO SUBMIT QUOTATIONS FOR THE TEMPORARY PROTECTIVE WORKS TO A FIRE-DAMAGED BUILDING ON DAL JOSAFAT FARM, IN PAARL IN THE WESTERN CAPE.



1. PURPOSE

The South African Heritage Resources Agency (SAHRA) invites suitably qualified and experienced professional engineers in the structural discipline to submit quotations for temporary works to a fire-damaged heritage building on the Dal Josafat Farm in Paarl, in the Western Cape.

2. BACKGROUND

- 2.1 The South African Heritage Resources Agency (SAHRA) is an agency of the Department of Sport, Arts and Culture (DSAC) and is the national administrative body responsible for the management and protection of South Africa's cultural heritage resources. It is a statutory entity established under the National Heritage Resources Act, Act No. 25 of 1999. SAHRA's role is to coordinate the identification and management of the national estate. The national estate encompasses heritage resources of cultural significance for the present community and future generations.
- 2.2 The South African Heritage Resources Agency (SAHRA) is an agency of the Department of Sport, Arts and Culture (DSAC) and is the national administrative body responsible for the management and protection of South Africa's cultural heritage resources. It is a statutory entity established under the National heritage Resources Act, Act No. 25 of 1999. SAHRA's role is to coordinate the identification and management of the national estate. The national estate encompasses heritage resources of cultural significance for the present community and future generations.
- 2.3 SAHRA owns and oversees a portfolio of thirty-six heritage-significant properties across South Africa. Among these is the Dal Josafat Farm, located in Paarl in the Western Cape.

Dal Josafat Farm consists of three formerly separate farms, Goede Rust, Non Pareille, and Roggeland which have now been consolidated into a single property. Farms Goede Rust and Non Pareille were originally granted in 1690, with Roggeland Farm granted in 1693. For several centuries, these farms were held by French Huguenots



and their descendants. The property also has historical significance as the residence of several founding and prominent members of the Afrikaans Language Movement.

2.4 It was declared a national monument by Government Notice No. 291, as published in Government Gazette No. 9588 of 15 February 1985. Its status is a Grade I (National Heritage Site).

2.5 A fire incident occurred at **Goede Rust Wagon House** property, resulting in significant damage to the structure. The building is currently exposed to environmental elements such as rain and wind, which may result in further deterioration and potential loss of remaining heritage fabric.

3. LOCATION AND SITUATION

The Wagon House on Goede Rust Farm is located approximately 8km northeast of the Paarl CBD. The area surrounding the property is made up of farms and low-cost residential developments in areas known as Groenenheuvel and Mbekweni.

Access to the property can be gained from the Bo Dal Road, an unpaved road in a well-maintained condition. The access road is a low traffic route. The subject property is in moderate proximity to modern amenities such as banks, schools, places of worship, sports facilities, shopping centres, restaurants and retail facilities all located in the nearby town of Paarl.

4. PROPERTY BACKGROUND

4.1 Goede Rust Farm

- Description of Property: Erf 1341, Dal Josafat Farm, Paarl.
- Registered Owner: South African Heritage Resources Agency
- Construction Materials and Finishes:
 - Roof - Thatch
 - Superstructure – Brick with plaster and paint
 - Window Frames – Wooden frames fitted with clear glass panes
 - Floor covering – timber, yellow-wood
 - Ceilings – timber
- **Wagon House:** 149m²

Goede Rust Farm comprises four (4) buildings, including the Wagon House; however, and **only the Wagon House has been identified for the temporary protective works** until the final restoration is done.

5. OBJECTIVE

5.1. The objective of appointing a professional engineer is to:

- Assess the structural stability and extent of fire-related damage;
- Design and specify appropriate temporary protective and stabilisation measures;
- Oversee or guide the implementation of emergency works to prevent further deterioration;
- Ensure that all interventions are safe, reversible, and appropriate for a heritage structure;
- Provide certification or technical reports suitable for insurance and compliance purposes.

6. SCOPE OF WORK

6.1 The appointed engineer will be required to:

- Conduct an on-site structural and risk assessment;
- Identify areas vulnerable to collapse, water ingress, and wind damage;
- Develop a specification for temporary protection works, which may include:
 - Temporary roofing or waterproof sheeting;
 - Structural propping or shoring;
 - Boarding up of openings;
 - Stabilisation of compromised walls, gables or elements;
 - Provide cost estimates and phasing recommendations;
 - Provide a bill of quantities with full specifications
 - Oversee implementation by the contractor and provide completion certification and report.

6.2 Reporting and Coordination

- 6.1. The service provider will report to SAHRA's project manager and, if required, coordinate with all relevant stakeholders, including heritage authorities and municipal officials.

7. PROJECT COST ESTIMATION

- 7.1. Given the fire damage and resulting exposure of the structure, there is an urgent need to prevent further deterioration which may significantly increase restoration costs and risk loss of heritage value.
- 7.2. The temporary protective works are intended as **short-term, preventative interventions only, and are not part of the permanent restoration scope.**
- 7.3. The provisional budget for the implementation of temporary protective works is estimated at approximately R 300,000.
- 7.4. Bidders are required to propose their professional fees based on the applicable professional fee guidelines and the estimated project value.
- 7.5. The appointed Professional Engineer will be required to assess the condition of the structure and confirm the scope and cost of the required interventions. Where necessary, recommendations must be made to align the proposed works with the available budget or motivate for any deviation.

8. DELIVERABLES

- ✓ Structural and condition assessment report;
- ✓ Temporary protection design/specification;
- ✓ Cost estimate and implementation plan;
- ✓ Completion and compliance report.

9. DURATION

- 9.1. The appointment is for the duration of the assessment and implementation of temporary protective works, expected to be short-term and urgent in nature.

10. TERMS AND CONDITIONS OF PROPOSALS

- 10.1 All costs and expenses incurred by potential service providers relating to their project proposal will be borne by each respective service provider. SAHRA is not liable to pay such costs and expenses or to reimburse or compensate service providers in the process under any circumstances, including the rejection of any proposal or the cancellation of this project.
- 10.2 While SAHRA endeavors to ensure that all information provided to all potential service providers is accurate, it makes no warranty as to the accuracy or completeness of any information provided by it.
- 10.3 SAHRA reserves the right to waive deficiencies in project proposals. The decision as to whether a deficiency will be waived or will require the rejection of a project proposal will be solely within the discretion of SAHRA.
- 10.4 SAHRA reserves the right to request new or additional information regarding each service provider and any individual or other person associated with its project proposal.
- 10.5 SAHRA reserves the right not to make any appointment from the proposals submitted.
- 10.6 Service providers shall not make available or disclose details pertaining to their project proposal with anyone not specifically involved, unless authorized to do so by SAHRA.
- 10.7 Service providers shall not issue any press release or other public announcement pertaining to details of their project proposal without the prior written approval of SAHRA.
- 10.8 Service providers are required to declare any conflict of interest they may have in the transaction for which the tender is submitted or any potential conflict of interest. SAHRA reserves the right not to consider further any proposal where such a conflict of interest exists or where such potential conflict of interest may arise.
- 10.9 Any and all project proposals shall become the property of SAHRA and shall not be returned.

- 10.10 The proposals should be valid and open for acceptance by SAHRA for a period of 120 days from the date of submission.
- 10.11 Service providers are advised that submission of a project proposal gives rise to no contractual obligations on the part of SAHRA.
- 10.12 SAHRA reserves the right not to accept any proposal which does not comply with the TERMS OF REFERENCE and conditions set out in the proposal documents.
- 10.13 SAHRA reserves the right not to award or not award the proposal to the service provider that scores the highest points.
- 10.14 Disputes that may arise between SAHRA and a service provider must be settled by means of mutual consultation, mediation (with or without legal representation) or, when unsuccessful, in a South African court of law.
- 10.15 All returnable proposal documents must be completed in full and submitted together with the service provider's quote and a sample annual report book.
- 10.16 The "Requirements for content of the project proposal" section above outlines the information that must be included in proposal offers. Failure to provide all or part of the information may result in your proposal being excluded from the evaluation process.
- 10.17 All goods/service or products to be supplied to SAHRA shall be in full compliance with South African approved standards and in compliance to the specifications provided.
- 10.18 It is the conditions of this RFQ that a quotation is submitted together with the following completed forms; **kindly submit fully completed Bid Documents**

11. RETURNABLE DOCUMENTS

- a. SBD 1 Invitation Bid
- b. Tax Compliance Status Pin
- c. SBD 3.3 Pricing Schedule
- d. SBD 4 Bidders Disclosure
- e. SBD 6.1 Preference points claim form (valid BBBEE certificate must be submitted together with this completed document.
- f. Contract Form – Rendering of Services
- g. General Conditions of Contract.

NB: Failure to submit original completed returnable forms as mentioned above will automatically disqualify your quotation. Please ensure that you submit CSD Registration Report.

SAHRA reserves the right to revise any aspect of these timeframes at any stage, and to amend the process at any stage.

12. EVALUATION CRITERIA

12.1 All proposal offers received shall be evaluated based on the following phase out approach:

- **Phase one:** Compliance to the Terms of Reference and conditions of the proposal. Failure to meet any of the conditions of the proposal will automatically disqualify your proposal on this phase.
- **Phase two:** Minimum Technical Requirements. Failure to provide the above information may result in the tender being deemed non-responsive.

a) The appointed service provider must meet the following minimum requirements:

- ✓ Be registered as a Professional Engineer (PrEng) with the Engineering Council of South Africa (ECSA);
- ✓ Have proven experience in working with heritage buildings, including projects involving structural stabilisation, restoration support, or conservation-related interventions.
- ✓ The service provider must submit a detailed project list of a **minimum of 2 previous projects involving work undertaken on heritage buildings**. The project list must include, at a minimum, the name of the client, contact details (including a contact person and telephone/email), the year of completion, and a brief description of the project scope and services rendered.
- **Phase three:** The applicable preference point system for this tender is the 80/20 preference point system. Preference points on specific goals as follows.

| Preference Point System | Points |
|-------------------------|--------|
| Price | 80 |
| Specific Goals | 20 |



| | |
|--|------------|
| Black owned company | 8 |
| Women | 4 |
| Youth | 5 |
| Disability | 3 |
| Total points for Price and SPECIFIC GOALS | 100 |

13. PRICE (Vat included)

80 Points for price will be awarded with reference to the total fixed proposal amount inclusive of VAT. The service provider with the lowest price shall score a maximum of 80 points.

14. SUBMISSION OF PROPOSALS

Quotations must be submitted via email to tenderinfor@sahra.org.za for the attention of Supply Chain Management- **Quote No: RFQ SAHRA 09/2026**

SAHRA takes no responsibility for mailed tender documents. It is the onus of the service provider to ensure that the document is placed in the Tender Box before closing date and time.

**15. CLOSING DATE: 22 May 2026 @ 11:00 am.
NO LATE QUOTATIONS WILL BE ACCEPTED.**

15. For information, please contact in writing:

Supply Chain Management

Mr. Paul Tiyago
Finance Contractor
The South African Heritage Resources Agency
111 Harrington Street
Cape Town
8000
Tel: 021 462 4502
Email: ptiyago@sahra.org.za

