



DURBAN UNIVERSITY OF TECHNOLOGY
INYUVESI YASETHEKWINI YEZOBUCHWEPHESHE

DUT2025/ 638

**APPOINTMENT OF AN AGRICULTURAL ENGINEERING CONSULTANT FOR
DEVELOPMENT OF SMART AGRI FACILITIES AT DURBAN UNIVERSITY OF TECHNOLOGY**

VOLUME I

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1. NOTICE AND INVITATION

DUT2025/638: APPOINTMENT OF AN AGRICULTURAL ENGINEERING CONSULTANT FOR DEVELOPMENT OF SMART AGRI FACILITIES AT DURBAN UNIVERSITY OF TECHNOLOGY

SERVICE PROVIDER(S) WITH THE NECESSARY EXPERTISE THAT ARE INTERESTED IN UNDERTAKING AND EXECUTING WORK THAT IS NECESSARY FOR THE PROPOSED DUT2025/638: APPOINTMENT OF AN AGRICULTURAL ENGINEERING CONSULTANT FOR DEVELOPMENT OF SMART AGRI FACILITIES AT DURBAN UNIVERSITY OF TECHNOLOGY

All bidders shortlisted for responsive offers will be subjected to a diligence vetting process.

I.1. TENDER DOCUMENT RELATED QUERIES : PROCUREMENT DEPARTMENT

Any tender documentation related enquiries arising from this request must be forwarded to both:

Mr Mlungisi Malembe
Durban University of Technology
Procurement Intern
E-mail: MlungisiM4@dut.ac.za

Compulsory Virtual Information Session	23 September 2025 at 10am via MS Teams Briefing session link: Compulsory briefing session DUT2025/638 Meeting-Join Microsoft Teams
Closing Date	Monday, 06 October 2025
Closing Time	No later than 11h00
Tender Submission	Online via tender link which will be shared with the bidder's representatives. Bidders must provide the names of the person who will be uploading the document and must ensure they receive the link by no later than 30 September 2025.

- DUT reserves the right to award or not award this bid, to split the tender, accept any tender or any part of a tender and any decision by the University regarding the award of the tender shall be final.
- No late, paper copy, or emailed submissions will be accepted
- Respondents need to ensure that they are in possession of a full set of bid documents when attending the compulsory virtual Information session.
- Participants are requested to ensure that the person who would be authorized to complete the bid documents also attends the compulsory virtual Information session.
- It is the responsibility of the bidder to attend the compulsory information session and to ensure they receive the link to upload their bid submissions.
- The onus is on bidders to upload their bid submissions well before the closing date and time.
- DUT shall not be held responsible for late attendance at such briefings and a lack of proper completion of tender documents.

I.2. CLOSING DATE AND TIME FOR ELECTRONIC SUBMISSION OF TENDER DOCUMENTS :

The closing time and date for receipts for tender is Monday **06 October 2025 at 11h00.**

NOTE: *No late submissions will be accepted. Only submissions that have been uploaded electronic submissions will be accepted. No physical, email or fax delivery of documents will be accepted.* **All tender submissions are final.**

2. NOTES TO RESPONDENTS

2.1. APPEALS PROCESS :

- Outcome of the tender will be advertised on www.dut.ac.za under quick links, under Tenders, where the original bid was advertised.
- Persons aggrieved by the decisions or actions taken by DUT, may lodge their query in a form of an appeal within five (5) working days of the date of the outcome advertisement.
- The appeal must be specific and clear and directed to the following e-mail address: appeals@dut.ac.za

NB: Appeals falling outside the seven-day period and not addressed to the above-mentioned e-mail address will not be considered.

3. BACKGROUND

The Durban University of Technology (DUT), through Innobiz DUT Centre for Entrepreneurship and Innovation NPC (Innobiz DUT), is embarking on an ambitious project to establish a Smart Agri facility at the Riverside Campus. This initiative involves the development of a 4,500m² multi-span greenhouse designed primarily to serve as a commercial production facility for high-value vegetable crops and to act as a dynamic learning hub for student entrepreneurs in the agricultural sector. The project intends to integrate advanced technologies (climate controls, auto irrigation and crop management) to ensure efficiency and maximize productivity, and profits.

In 2021, DUT established Innobiz to serve as an umbrella body for all entrepreneurial units within the university, offering both theoretical and technical entrepreneurial learning, business support, and related activities. The center focuses on producing confident, knowledgeable, and innovative entrepreneurs who can adapt to changing environments and solve complex problems. The university strategy, ENVISION2030, emphasizes innovation, entrepreneurship, and the development of adaptive graduates who can contribute to socio-economic prosperity. Innobiz DUT directly contributes to the realization of ENVISION2030.

This project aligns with DUT's strategic vision, ENVISION2030, which aims to create a distinctive, impactful, and sustainable university. As a key driver of this initiative, Innobiz aims to bridge the gap between industry and academia, driving research, innovation, and the commercialization of solutions to address local food production and distribution challenges in our region.

3.1. DUT FOOTPRINT

DUT consists of seven (7) campuses and residences situated in Durban and Pietermaritzburg. There are high-rise buildings with the total size of circa 273,887 square meters over an area of circa 62.28 hectares.

3.1.1. CAMPUSES

- Steve Biko - Durban
- Ritson - Durban
- ML Sultan - Durban
- City Campus - Durban
- Brickfield - Durban
- Riverside – Midlands / Pietermaritzburg
- And Indumiso – Midlands Pietermaritzburg

4. SCOPE OF WORK

Innobiz DUT has been operating a small-scale pilot project. The industry and market showed interest on the facility and produce. Unfortunately, the current facility cannot fulfil the needs of the market. Hence, the transition to smart multipin greenhouse to enhance productivity, improve yields and quality, ensure efficiency and sustainability.

The Centre is looking to invest in climate smart multipin greenhouses that can fit approximately 4500m² at Riverside Campus (-29.603570 30.395679).

The primary objective of this document is to appoint a competent agricultural engineering consulting service provider to assist Innobiz DUT with the infrastructure implementation of the Smart Agri facility.

4.1 The consultant will:

- Conduct market and feasibility studies to identify local production, demand and constraints.
- Confirm the appropriate location for the hub and propose alternatives.
- Assist with the development of project specifications for the procurement of a turnkey service provider to implement the project.
- Design and oversee the turnkey project implementation as per the specification and designs provided.
- Monitor the integration of advanced smart agriculture technologies: irrigation, climate control, water harvesting and purification, fertigation, etc.
- Ensure quality assurance for all key deliverables.

4.2 The appointed service provider will deliver a Turnkey Engineering, Procurement and Construction (EPC) project covering design, construction, commissioning, and training.

Deliverables:

- Design and construction of approximately 4,500m² multi-span greenhouse with climate control, fertigation, irrigation, ICT integration, and biosecurity features.
- Civil works including site preparation, drainage, and foundations.
- Installation of climate-smart technologies (ventilation, fogging, shading, fertigation, monitoring).
- ICT integration for remote monitoring and control.
- Rainwater harvesting, recirculation systems, and solar readiness.
- Commissioning and operational readiness in anticipation by the 15 December 2025.
- Training and skills transfer to DUT staff and student cohorts (Work Integrated Learning, entrepreneurship training, SOP development).
- To ensure transformational objectives are met involve Student entrepreneurs in the Smart Agri construction project (based on the skills required).

4.3 The scope of work will also include, but not limited to the following:

- Attend meetings and contribute meaningfully during development of a bid specification document.
- Conduct stakeholder engagements with relevant partners and authorities.
- Develop detailed architectural and engineering designs for the greenhouse incorporating smart farming technologies.
- Attend site briefing meetings and contribute meaningfully to the discussions and questions of potential service providers.
- Attend bid evaluation meetings and provide technical advices during the evaluation.
- Implement sustainable farming methods, including water harvesting and recycling, energy efficiency, waste management, etc.
- Oversee the construction process to ensure compliance with design specifications and timelines.
- Compile and submit reports for key project milestones.

4.4 The following are the stages for the project: scope of services;

- I. Stage 1 – Inception
- II. Stage 2 – Concept and Viability
- III. Stage 3 – Design Development
- IV. Stage 4 – Documentation and procurement
- V. Stage 5 - Contract administration and Project Management
- VI. Stage 6 – Closeout

NB: Meetings, on the status of the project, will be held at Innobiz offices and Agri hub at Riverside Campus. Virtual meetings will be held for impromptu and urgent meetings.

4.4 Health and Safety

- The Service Provider shall observe all health and safety precautions throughout the performance of this contract. All work shall conform to the statutory regulations.
- The Service Provider shall assume full responsibility and liability for compliance with all applicable regulations pertaining to environmental protection and the health and safety of personnel during the execution of work, and the DUT will not be liable for any action or omission on its part or that of its employees that results in illness, injury, or death.

4.5 Deliverables

The service provider will be responsible for delivering the following:

- Stages 1 – 6 of the projects.
- And any other ancillary work pertaining to project completion.
- Applicants are to ensure that they have adequate resources to undertake the work under stringent timeframes.
- DUT reserves the right to ask tenderers to replace any member/s of the Proposed team if they do not meet the DUT requirements.
- Tenderers must note that they will be required as and when necessary, to attend (a) presentations arranged by DUT (b) progress meetings: and (c) consultations with, relevant persons and authorities including site visits. This needs to be taken into consideration in the fee proposal.
- Fees must include standard disbursements such as typing, drawings, reproduction, copying, binding of documents, telephonic/ electronic and facsimile communications, courier, local travel, and accommodation etc.
- The University reserves the right to add or remove any assets or areas of scope it deems necessary
- Service Providers are to ensure that all services rendered, and deliverables provided are compliant with the relevant professional body and industry standards.

4.6 Condition on Empowerment and Subcontracting Participation

i. Purpose

This condition ensures that the DUT Smart Agri Facility procurement process achieves **local empowerment objectives**. Bidders are required to allocate a minimum of **30% of the contract value to local subcontractors/SMEs**, as defined below, without compromising the technical quality or delivery timelines of the project.

ii. Empowerment Targets

The following **work packages** have been identified as suitable for subcontracting to achieve empowerment goals. Bidders must clearly price and indicate these allocations in the **BoQ/Activity Schedule**.

Package Code	Package	Target	Guidance for Tenderers
E-SW	Site Works & Civils	≥30% of Section value	Subcontract earthworks, drainage, foundations, fencing, floor surfaces, and associated civil works.
E-GH	Greenhouse Erection Support & Ancillary Fabrication	≥10% of Section value	<i>Local SME labour for greenhouse structure assistance, fabrication of minor steel, and non-specialist assembly tasks.</i>
E-LG	Logistics, Handling & Transport	≥60% of Section value	Prioritize local logistics providers for delivery, storage, and material handling within KZN.
E-SEC	Perimeter Security, Access Control & Ancillary Systems	≥50% of Section value	Engage local contractors for fencing, CCTV, and access control integration.

Note: The percentages above are **per package**, but the overall measure will be calculated against the **contract total** to ensure that **≥30% of the contract value** is subcontracted to local SMEs.

iii. Compliance and Pricing Schedule Integration

- Each subcontracted package must be **itemised in the Pricing Schedule/BoQ**.
- The **Empowerment Targets table** must be cross-referenced to relevant BoQ sections (e.g., Section 2 – Site Works & Civils, Section 5 – Electrical, ICT & Ancillary Works, Section 6 – Technical Annex, Biosecurity & Support Areas).
- Bidders must complete a **Subcontracting Declaration** in their tender submission, detailing:
 - Identified subcontractors.
 - Percentage allocation of contract value.
 - Scope of work to be subcontracted.
- The **30% subcontracting requirement** will be assessed at **Bid Evaluation Stage** as a **mandatory condition**. Non-compliance will render the bid non-responsive.

iv. Compliance Requirements & Specification Alignment - Conditions of Tendering

In line with the **tendering notes & assumptions**, bidders must adhere to the following conditions when preparing specifications and pricing:

1. **Quantities are provisional** – must be verified at site visit and during final design development.
2. **Performance-based specifications** – any brand references are indicative only; bidders must offer “or equivalent” with equal or superior performance.
3. **CIDB grading** – bidders (or their consortia) must be registered minimum **5ME/5GB/5CE** and act as a single-point EPC contractor.

4. **Empowerment without quality compromise** – subcontracting targets must be met, but **lead EPC contractor remains accountable** for quality and compliance.
5. **Milestone deadlines** – all activities must align with DUT's year-end closure (**within 6 months – this will be dependent on the outcome of the feasibility**)
6. **Pricing inclusivity** – rates to include delivery, installation, testing, commissioning, warranties, manuals, and training.
7. **Regulatory compliance** – all works must adhere to **SANS standards, OHS Act, and DUT campus regulations.**

4.7 Supplier performance monitoring

To ensure fairness and openness to combating poor performance, DUT will continuously monitor and assess supplier performance. The assessment will be conducted per milestone, before payment of the invoice (at each milestone) and at project completion. The assessment report will consist of both self-assessment and DUT assessment. The assessment criteria shall be scored as below ratings;

- 1 = **Poor** (<59%) – Unacceptable Performance, the performance does not meet the standards expected, the contractor has failed to demonstrate the commitment level expected. (**Unsatisfactory**)
- 2 = **Average** (60-69%) – Performance not fully effective, performance is below the standard required, it meets some expectations. (**Unsatisfactory**)
- 3 = **Above Average** (70-79%) – Performance fully effective, performance fully meets standards expected as the scope.
- 4 = **Good** (80 – 89%) – Performance significantly above expectations, performance is significantly higher than the standard expected.
- 5 = **Excellent** (90-100%) – Outstanding performance, performance far exceeds the standard expected.

Where the outcomes of the DUT assessment indicate unsatisfactory performance for a third time, it may be recommended that the Service Provider be regarded as unsuitable for further work of a similar nature within the DUT for a period of 5 years.

Notes & Assumptions
1) Quantities are provisional and shall be verified by tenderers during site visit and detailed design.
2) All brand names, if any, are for performance benchmarking only; 'or equivalent' with equal or better performance is required.
3) Bidders must be suitably graded (minimum CIDB 5ME/5GB/5CE or consortium equivalent) and act as single-point EPC contractor.
4) Subcontracting and empowerment objectives must not compromise quality or performance; supervision remains with EPC lead.
5) Milestone dates are aligned to the maximum six-month period for completion (dependant on the feasibility study)
6) Rates to include delivery, installation, testing, commissioning, warranties, manuals and training.
7) All works to comply with SANS, OHS Act and DUT campus policies; coordinate outages and interfaces with Facilities & ICT.

5 EVALUATION PROCESS

To ensure that all respondents are afforded the opportunity to compete on an equal footing and also to enable Durban University of Technology to evaluate the bids received on an equal basis, the bid evaluation process described below will be followed by DUT.

This tender will be evaluated in a 3-phased approach.

- **PHASE ONE (1):** Compliance with Minimum requirements
- **PHASE TWO (2):** Quality and Functionality (100 points)
- **PHASE THREE (3):** Determination of percentage for Price/B-BBEE – 80/20 principle

5.1 PHASE ONE (1): COMPLIANCE WITH MINIMUM REQUIREMENTS

All submissions will be examined to determine compliance with procurement requirements and conditions. Incomplete submissions and respondents that do not meet the minimum requirements in terms of the submission of compulsory documentation, as per below, will be eliminated from further evaluation.

Documents required (each page of the below must be initialed)	TRS#
• Signed and completed Form of tender and priced BOQ	1
• Proper completion and signing of the tender document Form 5 – 8	2
• Initialed General and Special Conditions of tender	3
• Proof of Proxy/Board Resolution – if applicable	4
• Signed, dated Joint Venture Agreement – if applicable (to be signed by all parties, indicating the responsibilities of each partner and who the lead partner will be)	5
• The copy of Valid Tax compliance status PIN (TCS PIN) must be submitted. Your tax affairs must be in order i.e. compliant at the time of award. In the case of JVs each party to submit their own.	6
• A valid Letter of Good Standing of compensation for occupational injuries and diseases (COIDA). In the case of JVs each party to submit their own.	7
• Valid Company registration documents (CIPC). In the case of JVs each party to submit their own.	8
• The latest set (of financial statements with comparative figures which are compiled, independently reviewed or audited as per the requirements of the Companies Act 71 of 2008. <i>Not more than 2 years old.</i> In the case of JVs each party to submit their own.	9
• Proof of Professional Indemnity Insurance for a minimum value of R2 000 000. In the case of JVs each party to submit their own.	10

Administrative Documents

I/We have attached to this document:	TRS#
<ul style="list-style-type: none">• A valid B-BBEE Certificate (SANAS/ Affidavit). In the case of JVs, where incorporated, a joint B-BBEE certificate is to be submitted, where unincorporate each party is to submit. Non-submission of a B-BBEE certificate or an affidavit will not lead to disqualification at phase 1 of the evaluation. However, it will award a zero point at phase 3 when price and preference is scored.	11

NB: Bidders to submit all Procurement & Technical mandatory documents, failure to submit all documents will lead to disqualification and will not be further evaluated for phase two. The University will consider Joint Venture (JV) submissions. Tendering JVs need to ensure that **each party complies with all requirements of the tender.**

5.2 PHASE TWO (2): QUALITY AND FUNCTIONALITY (100 POINTS)

Phase 2: Technical / Functional Criteria

With regards to technicality / functionality, the following criteria are applicable and the minimum threshold of 75 points shall be achieved for further consideration. The maximum points of each criterion are indicated in the table below:

Key Aspect of Criterion	Basis for Points Allocation	Max Points	Verification Method
Locality TRS12	Within South Africa - 5 points Outside of SA or No Submission (0)	5	Tenderers to submit a utility Bill or a Lease Agreement. (Local presence) No Submission = 0 Points
Methodology – TRS13	<p>Provide a detailed method statement on how the work will be executed for each stage and including the scope of work which will be evaluated as follows:</p> <ul style="list-style-type: none"> ▪ No methodology – 0 points ▪ Proposal partially deals with the project objectives and too generic (2 points for each criteria). ▪ Proposal adequately deals with the project objectives and the scope of work (3 points for each criteria). ▪ Proposal is specific and tailored to suit the objectives and includes value add (which covers additional benefits beyond the scope) <p>The method statement should include (but not limited to) information on the following:</p> <ol style="list-style-type: none"> I. Project Planning & Contextual Relevance II. Baseline Data: III. Technology Selection & Integration IV. Implementation & Operational Efficiency V. Monitoring, Evaluation & Learning (MEL) VI. Socio-Economic & Environmental Impact VII. Governance & Policy Alignment VIII. Additional information <p>(3 points each for the above information)</p>	30	Detailed methodology to be attached and evaluated as per information in TRS13.

	IX. Project Plan, with timelines of the 6 stages and key milestones – within 6 months – this will be dependent on the outcome of the feasibility (6 points)		
Company experience – TRS14	Minimum one (1) Smart Agri/CEA project that was successfully delivered and installed where the work was done within the last seven (7) years.	5	Signed customer reference letter or successfully completed certificates, from a company within the last seven (7) years. Uncomplete projects = 0 Points Unsigned customer reference letters = 0 Points Completion certificates will only be accepted on condition that it has a rating on the work that was completed, if not 0 points will be awarded.
Key personnel/ Project Lead <i>Qualifications, professional registration and relevant experience</i> TRS15	Detailed CVs of the following people must be submitted which clearly demonstrates relevant qualifications and experience in hydroponic agriculture design & infrastructure. 1. Project Lead: Qualified Architect - with at least 10 years relevant experience in CEA design – 6 points 2. Crop and Agronomy Specialist with BSC in Botany and Agronomy – Minimum 10 Years' experience in Hydroponics - 6 points 3. Site Project manager / System Engineer with qualification In Project management and minimum 5 years' experience - 4 points 4. Irrigation and automation Technician – Minimum 5 years in Greenhouse automation and irrigation - 3 points 5. Greenhouse Construction Manager – Minimum 10 Years experience – 6 points	25	Certified Copies of Valid Qualifications NB: Non-certified copies of qualifications submitted will result in zero (0) points being awarded for relevant qualification. Certified proof of relevant Qualifications, Professional registration and affiliations of the resources must be attached. The table in TRS15 must be completed with the names of the resources below.

<p>Review of Financial Statements (the ratio must be calculated for the last two years and points must be awarded based on the average.</p> <p>GEARING RATIO (MAXIMUM 5 POINTS):</p> <ul style="list-style-type: none"> • If the ratio is $< 0,5$ = 5 points • If the ratio is $> 0,5$ and ≤ 1 = 4 points • If the ratio > 1 and $\leq 1,5$ = 3 points • If the ratio $> 1,5$ and ≤ 2 = 2 points • If ratio $> 2 \leq 2,5$ = 1 point • If ratio $> 2,5$ = 0 points <p>LIQUIDITY RATIO (MAXIMUM 5 POINTS):</p> <ul style="list-style-type: none"> • If ratio $>$ than 2:1 = 5 points • If ratio = 2:1 = 4 points • If ratio $> 1,5 < 2:1$ = 3 points • If ratio $> 1 \leq 1,5$ = 2 points • If ratio $< 1:1$ = 0 point 		10 points
<p>Empowerment and Subcontracting as per # 4.6 above– TRS16</p> <p>Bidders must complete the subcontracting declaration in TRS16 and provide detailed information on how they intend empowering the local community in PMB, especially in the Imbali Township.</p> <ul style="list-style-type: none"> • Completion of subcontracting declaration 10 points • Commitment to local empowerment objectives and how the bidder will ensure the subcontractors are monitored and provide quality work (the bidder will be responsible for all work) • Subcontracting opportunities must be integrated in Phase 2 (materials procurement) and Phase 3 (civils & greenhouse erection). • Minimum 30% subcontracting to local SMEs (preferably in KZN) without compromising technical quality and how bidder intends sourcing the subcontractors • Reporting on subcontractor performance will form part of milestone certifications. • Involvement of Student (names will be provided by Innobiz) <p>3 points each</p>		25 points

The minimum qualifying threshold for further evaluation in phase three is 70 points

The percentage scored for functionality should be calculated as follows:

- 5.2.1.1 Each bidder shall award values for each individual criteria on a score sheet.
- 5.2.1.2 The value scored for each criterion shall be added and divided by the number of BEC members to obtain the marks scored for the various criteria.
- 5.2.1.3 These marks should be added to obtain the total score.
- 5.2.1.4 The following formula should then be used to convert the total points to a percentage for functionality:

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

Where:

P_s = percentage scored for functionality by tender/proposal under consideration

S_o = total score of tender/proposal under consideration

M_S = maximum possible score

A_p = percentage allocated for functionality

Qualifying bidders who have scored a minimum of 70 points (or 70%) will be evaluated in Phase 3.

5.3 PHASE THREE (3): DETERMINATION OF PERCENTAGE FOR PRICE/B-BBEE – 80/20 PRINCIPLE

DETERMINATION OF PERCENTAGE FOR PRICE

The following formula will be used to determine the contribution of price towards the total score

$$P_s = 80 \left(1 - \frac{(P_t - P_{min})}{P_{min}} \right)$$

Where

P_s = points scored for price by tender/proposal under consideration

P_t = the price of the responsive tender under consideration

P_{min} = the price of the lowest tenderer/proposal under consideration

The lowest priced offer shall be allocated 80 points. All other offers shall be allocated a prorated point value based on the lowest price offered.

Evaluation criteria		Points
1.	Price	80
2.	B-BBEE	20
Total		100

BROAD-BASED BLACK EMPOWERMENT ENTERPRISE – 20 Points

The points allocated to each proposer for Broad-Based Black Economic Empowerment shall be based on the Broad-Based Black Economic Empowerment scorecard. In this regard, the points score for these criteria for each proposer shall be determined as follows:

NB. Bidders to submit valid B-BBEE Certificate, in the case of Joint Ventures (JV), a combined Certificate for the JV is to be submitted, non-submission will be awarded zero (0) points

Specific Goal		80/20	
		Sub-Points	Total Points
	Exempted Micro Enterprise (EME) or Qualifying Small Enterprise (QSE)	3	3
Black-owned Enterprises	100% Black owned enterprise	3	3
	Minimum 51% black-owned enterprise	2	
	Minimum 25% black-owned enterprise	1	
Black Women owned Enterprise	100% Black Women owned enterprise	5	5
	Minimum 51% black women-owned enterprise	4	
	Minimum 25% black women-owned enterprise	3	
	Less than 25% of black women-owned enterprises but not less than 10%	2	
Enterprise owned by Youth	100% Black Youth owned enterprise	5	5
	Minimum 51% black Youth owned enterprise	4	
	Minimum 25% black Youth owned enterprise	3	
	Below 25% black youth owned enterprises but not less than 10%	2	
Enterprises owned by people with disabilities	Minimum of 51% owned by people with disabilities	2	2
	Minimum of 10% owned by people with disabilities	1	
Additional Specific goals	An entity which is at least 51% owned by black people living in rural or underdeveloped areas or townships	1	1
	A co-operative which is at least 51% owned by black people	1	1
			20