



TENDER REFERENCE: COR7908/2025/RFP

REQUEST FOR PROPOSALS FOR PROPERTY CONSULTANCY SERVICES FOR PERIOD OF SIX (6) MONTHS AT THE EASTERN PRECINCT OF OR TAMBO INTERNATIONAL AIRPORT AND COR7908/2025/RFP

23 FEBRUARY 2026

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Western Precinct, Aviation Park, O.R. Tambo International Airport, 1 Jones Road, Kempton Park, Gauteng, South Africa, 1632

P O Box 75480, Gardenview, Gauteng, South Africa, 2047

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**TENDERER'S DETAILS**

1.	NAME OF TENDERER (BIDDING ENTITY)	(FULL NAME, i.e. (CC, (Pty) Ltd, JV, SOLE PROPRIETOR)
2.	TEL NUMBER	
3.	FAX NUMBER	
4.	EMAIL	
5.	NAME OF CONTACT	
6.	NATIONAL TREASURY CSD REGISTRATION NUMBER	

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REQUEST FOR PROPOSALS FOR PROPERTY CONSULTANCY SERVICES FOR PERIOD OF SIX (6) MONTHS AT THE EASTERN PRECINCT OF OR TAMBO INTERNATIONAL AIRPORT AND COR7908/2025/RFP

Bid Number: : COR7908/2025/RFP

Issue Date : 23 February 2026

Query Closing Date : 11 March 2026, 16:00PM

Briefing Session Date : 03 March 2026 @11:00am

Bid Closing Date and Time : 24 March 2026 @ 12h00 pm

BID VALIDITY PERIOD : ***120 Business Day from the closing date (16 September 2026)***



AIRPORTS COMPANY
SOUTH AFRICA

PART A

SBD 1: INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE AIRPORTS COMPANY SOUTH AFRICA					
BID NUMBER:	COR7908/2025/RFP	CLOSING DATE:	24 MARCH 2026	CLOSING TIME:	12H00 PM
DESCRIPTION	REQUEST FOR PROPOSALS FOR PROPERTY CONSULTANCY SERVICES FOR PERIOD OF SIX (6) MONTHS AT THE EASTERN PRECINCT OF OR TAMBO INTERNATIONAL AIRPORT				
BID RESPONSE DOCUMENTS MAY BE DEPOSITED IN THE BID BOX SITUATED AT (STREET ADDRESS)					
TENDER BOX A					
ACSA NORTH WINGS OFFICES,					
INTERNATIONAL TERMINAL BUILDING 3RD FLOOR					
O. R. TAMBO INTERNATIONAL AIRPORT					
(NB: Tender Deposit Register must be completed and signed by person depositing the bid documents)					
BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO			TECHNICAL ENQUIRIES MAY BE DIRECTED TO:		
CONTACT PERSON	MOCHAKI MONYELA		CONTACT PERSON	MOCHAKI MONYELA	
TELEPHONE NUMBER	011 723 – 1400		TELEPHONE NUMBER	011 723 - 1400	
FACSIMILE NUMBER	N/A		FACSIMILE NUMBER	N/A	
E-MAIL ADDRESS	mochaki.monyela@airports.co.za		E-MAIL ADDRESS	mochaki.monyela@airports.co.za	
SUPPLIER INFORMATION					
NAME OF BIDDER					
POSTAL ADDRESS					
STREET ADDRESS					
TELEPHONE NUMBER	CODE		NUMBER		
CELLPHONE NUMBER					
FACSIMILE NUMBER	CODE		NUMBER		
E-MAIL ADDRESS					

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VAT REGISTRATION NUMBER				
SUPPLIER COMPLIANCE STATUS	TAX COMPLIANCE SYSTEM PIN:		OR	CENTRAL SUPPLIER DATABASE No: MAAA
ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES ENCLOSE PROOF]		ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES, ANSWER THE QUESTIONNAIRE BELOW]

QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS
IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? <input type="checkbox"/> YES <input type="checkbox"/> NO
DOES THE ENTITY HAVE A BRANCH IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO
DOES THE ENTITY HAVE A PERMANENT ESTABLISHMENT IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO
DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO
IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION? <input type="checkbox"/> YES <input type="checkbox"/> NO
IF THE ANSWER IS "NO" TO ALL OF THE ABOVE, THEN IT IS NOT A REQUIREMENT TO REGISTER FOR A TAX COMPLIANCE STATUS SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 2.3 BELOW.



PART B

TERMS AND CONDITIONS FOR BIDDING

1. BID SUBMISSION:
1.1. BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.
1.2. ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED (NOT TO BE RE-TYPED) OR IN THE MANNER PRESCRIBED IN THE BID DOCUMENT.
1.3. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT, 2000 AND THE PREFERENTIAL PROCUREMENT REGULATIONS, THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.
1.4. THE SUCCESSFUL BIDDER MUST ENSURE THEY HAVE A FULLY COMPLETED AND SIGNED WRITTEN CONTRACT POST AWARD.
2. TAX COMPLIANCE REQUIREMENTS
2.1 BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.
2.2 BIDDERS ARE REQUIRED TO SUBMIT THEIR UNIQUE PERSONAL IDENTIFICATION NUMBER (PIN) ISSUED BY SARS TO ENABLE THE ORGAN OF STATE TO VERIFY THE TAXPAYER'S PROFILE AND TAX STATUS.
2.3 APPLICATION FOR TAX COMPLIANCE STATUS (TCS) PIN MAY BE MADE VIA E-FILING THROUGH THE SARS WEBSITE WWW.SARS.GOV.ZA.
2.4 BIDDERS MAY ALSO SUBMIT A PRINTED TCS CERTIFICATE TOGETHER WITH THE BID.
2.5 IN BIDS WHERE CONSORTIA / JOINT VENTURES / SUB-CONTRACTORS ARE INVOLVED; EACH PARTY MUST SUBMIT A SEPARATE TCS CERTIFICATE / PIN / CSD NUMBER.
2.6 WHERE NO TCS PIN IS AVAILABLE BUT THE BIDDER IS REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD), A CSD NUMBER MUST BE PROVIDED.

NB: FAILURE TO PROVIDE / OR COMPLY WITH ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID.

SIGNATURE OF BIDDER:

.....

CAPACITY UNDER WHICH THIS BID IS SIGNED:

.....

(Proof of authority must be submitted e.g. company resolution)

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DATE:

.....

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1. SECTION 1: INSTRUCTIONS TO BIDDERS

1.1. Access to bid documents

This RFP may be downloaded directly from National Treasury's e-Tender Publication Portal at www.etenders.gov.za free of charge.

To download RFP and Annexures:

- Click on "Tender Opportunities";
- Select "Advertised Tenders";
- In the "Department" box, select Airports Company South Africa.

Once the tender has been in the list, click on the "Tender documents" tab and process to download all uploaded documents.

Alternatively, the RFP can be downloaded at our website www.airports.co.za. PLEASE NOTE THAT ALL COMMUNICATION WILL BE PUBLISHED ON E-TENDER PORTAL OF NATIONAL TREASURY AS REQUIRED BY LAW.

Submission of bid documents

The envelopes containing bid documents must have on the outside, the bidder's return address, the full description of the bid, bid number and the details of the Supply Chain Management department where the bid will close. The documents must be signed and completed by a person who has been given authority to act on behalf of the bidder. Bid documents must be submitted on or before **12H00 (PM) on Tuesday 24 of March 2026** using the following method(s):

1.1.1. Hand delivery:

The bid document must be hand delivered to the Tender Management Office located at the address below:

Tender box **A**:

The Tender Box **A** is located at:

Airports Company South Africa SOC Limited Offices

North Wing, 3rd Floor

OR Tambo International Airport

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Proposals must be in duplicate (an original printed copy and a printed copy of the original) together with an electronic copy of the bid documents using a compact disc or flash drive. The original copy will be the legal and binding copy, in the event of discrepancies between any of the submitted documents; the original copy will take precedence

- 1.1.2. Bidders are requested to submit both be in printed format **one original and a copy**. Both documents will be legal and binding.

1.2. Alternative Bids

As a general rule ACSA only accepts bids which have been prepared in response to the bid invitation. ACSA will not be accepting any alternative bids for this tender.

1.3. Late Submission Bids

Bids which are submitted after the closing date and time will not be accepted.

ACSA will not accept a bid or will disqualify a bidder who submits a bid submission through another bidders'/Company's profile. In other words, each bidder must register the intent to bid and submit its bid through its own profile under the same company name that will eventually bid for the tender. No company shall submit a bid on behalf of another company regardless of the company being a subsidiary or holding company.

1.4. Clarification and Communication

Name: Mochaki Monyela

Designation: Senior Buyer

Tel: N/A

Email: mochaki.monyela@airports.co.za

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- 1.4.1. Request for clarity or information on the bid may only be requested until **Wednesday 11 of March 2026**. Any responses to queries or for clarity sought by a bidder will also be sent to all the other entities which have responded to the Request for Proposal/Bid /Information invitation.
- 1.4.2. Bidders may not contact any ACSA employee on this bid other than those listed above. Contact will only be allowed between the successful bidder and ACSA Business Unit representatives after the acceptance of the letter of award bid. Contact will also only be permissible in the case of pre-existing commercial relations which do not pertain to the subject of this bid.
- 1.4.3. Please note that all the clarifications questions must be submitted via email not telephone call.

1.5. Compulsory Briefing Session and Compulsory Site Inspection Session

A compulsory briefing session will be held virtually on Tuesday of **03 of March 2026** from **11h00am–12h00 midday**. The session will be held at the following location:

Table 1: Compulsory Briefing and Site Inspection Session

A compulsory briefing session and Site Inspection Session will be held on **03 of March 2026 at 11:00 (AM)**. The session will be held at the following location:

Viewing Deck Meeting Room, ACSA Western Precinct Aviation Park, 3rd Floor, O.R. Tambo International Airport, Kempton Park, Gauteng, 1632

Requirements for the site inspection:

Bidders to have original Identification Document (ID) to allow access to the site.

NB: bidders to make sure that they wear comfortable flat shoes as high heels are not allowed.

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1.6. Bid Responses

Bid responses must be strictly prepared and returned in accordance with this bid document. Bidders may be disqualified where they have not materially complied with any of ACSA's requirements in terms of this bid document. Changes to the bidder's submission will NOT be allowed after the closing date of the bid. All bid responses will be regarded as offers unless the bidder indicates otherwise. No bidder or any of its consortium/joint venture members may have an interest in any of the other bidder/joint venture/consortium participating in this bid.

1.7. Disclaimers

It must be noted that ACSA reserves its right to:

- 1.7.1. Award the whole or a part of this bid;
- 1.7.2. Split the award of this bid;
- 1.7.3. Negotiate with all or some of the shortlisted bidders;
- 1.7.4. Award the bid to a bidder other than the highest scoring bidder where objective criteria allows;
- 1.7.5. To reject the lowest acceptable bid received; and/or
- 1.7.6. Cancel this bid.
- 1.7.7. This bid document may not be changed or altered in any manner, any change to the content of the bid document will lead to disqualification as it will be changing the terms and conditions of the tender.

1.8. Validity Period

- 1.8.1 ACSA requires a validity period of hundred and twenty (120) working days for this bid. During the validity period the prices which have been quoted by the bidder must remain firm and valid.

- 1.8.2 Bidders are to note that they may be requested to extend the validity period of their bid, at the same terms and conditions, if the internal evaluation process has not been finalised within the validity period. However, once the adjudication body has approved the process and award of the business to the successful bidder(s), the validity of the successful bidder(s)' bid will be deemed to remain valid until a final contract has been concluded.
- 1.8.3 Should a bidder fail to respond to a request for extension of the validity period before it expires, that bidder will be excluded from tender process.

1.9 Confidentiality of Information

- 1.9.1 All information related to this RFP is to be treated with strict confidentiality. In this regard Bidders are required to certify that they have acquainted themselves with the Non-Disclosure Agreement. All information related to a subsequent contract, both during and after completion thereof, will be treated with strict confidentiality. Should the need however arise to divulge any information related to this RFP or the subsequent contract, written approval must be obtained from ACSA.

1.10 ACSA is a National Key Points therefore has to comply with the laws prescribed by the security cluster of the Country. Bidders may be subjected to security vetting depending on the goods and/or services being provided. Where deemed necessary, ACSA will not contract with a bidder that does not comply with the security vetting requirement.

1.11 Hot – Line

ACSA subscribes to fair and just administrative processes. ACSA therefore urges its clients, suppliers and the general public to report any fraud or corruption to:

Airports Company South Africa TIP-OFFS ANONYMOUS

Free Call: 0800 00 80 80 or 086 726 1681

Email: office@thehotline.co.za

Tel +27 11 723 1400 Fax +27 11 453 9354

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SECTION 2: SCOPE OF SERVICES

2.1 Purpose

The Consultant shall deliver professional services to support the Employer in maximising the performance of its industrial property precinct. Specifically, the Consultant will:

- **Evaluate and optimise** the condition, regulatory compliance, functionality, asset value, and commercial performance of the facilities.
- **Develop technical outputs** including designs, scopes of work, Bills of Quantities, and maintenance strategies.
- **Prepare documentation** required to implement refurbishment, repair, and maintenance interventions.
- **Enable sustainable operations** by supporting the effective commercial use and long-term management of the facilities.

2.2 Scope of Services

The following services will be required:

1. Develop a Fixed Asset Register for the Precinct, including utilities.

Bidders will be required to audit fixed assets within the Property and provide a comprehensive fixed asset register including fixed and moveable asset values, lifespan and a recommended list of disposable assets.

2. Building condition and compliance assessment including enabling bulk services infrastructure.

Bidders are required to assess the building and site conditions, safety and compliance status, and recommended remedial work inclusive of cost estimates.

3. Develop lease plans/drawings for each building, including site plans.

Bidders are required to develop lease plans for all buildings on site, as well as to produce a detailed and comprehensive site plan.

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4. Water and Electricity Infrastructure condition assessment

Bidders will be required to assess the bulk services infrastructure and recommend appropriate strategies to optimise functionality and costs.

5. Develop a maintenance plan for the precinct and recommend an Opex budget.

Bidders will be required to assess overall repairs, maintenance and operational costs of the Property, and recommend an appropriate maintenance budget.

6. Evaluate long term precinct plans and reconcile with a developed short term refurbishment Capex program.

Bidders will be required to evaluate ACSA's long term precinct development plans then reconcile same with current conditions of buildings and infrastructure. Ultimately the Bidders must provide an appropriate and aligned short and long-term property refurbishment strategy with estimated costs.

7. Conducting market analysis to determine applicable rental rates

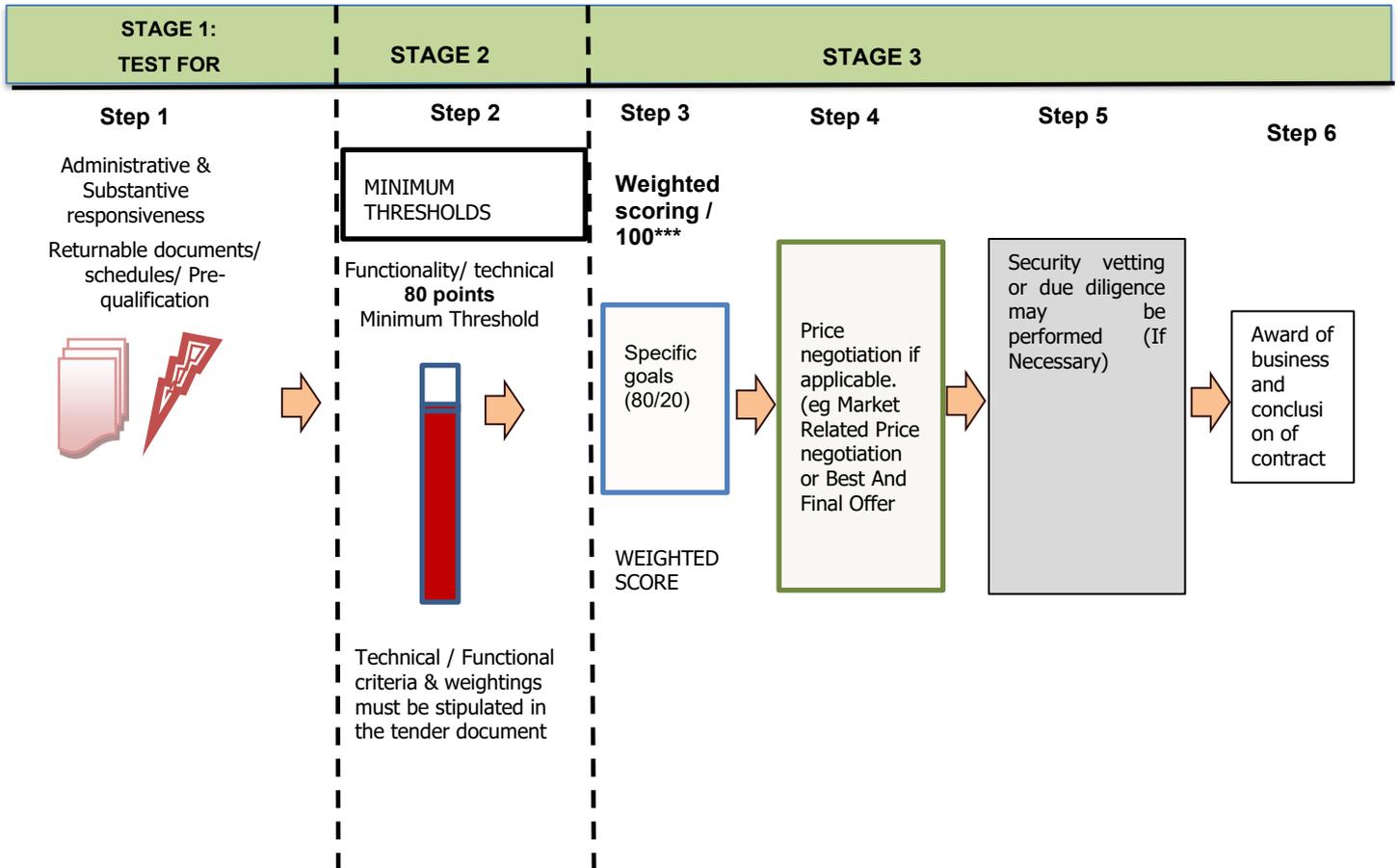
Bidders must conduct a market analysis and determine applicable rental rates that can be achieved from properties that are refurbished.

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SECTION 3: EVALUATION CRITERIA

ACSA will utilise the following methodology and criteria in selecting a preferred supplier/Service Provider:



NB: Evaluation of the various stages will normally take place in a sequential manner. However, in order to expedite the process, ACSA reserves the right to conduct the different steps of the evaluation process in parallel. In such instances, the evaluation of bidders at any given stage must not be interpreted to mean that bidders have necessarily passed any previous stage(s).

3.1 STEP ONE: TEST FOR ADMINISTRATIVE AND SUBSTANTIVE RESPONSIVENESS

The test for administrative and substantive responsiveness will include the following:

Administrative & Substantive responsiveness check	RFP Reference
<ul style="list-style-type: none"> Whether the Bid has been lodged on time 	<i>Section 1, paragraph 3</i>
<ul style="list-style-type: none"> Whether all Returnable Documents and/or schedules [where applicable] were completed and returned by the closing date and time 	<i>Refer to section on RFP Tender Document</i>
<ul style="list-style-type: none"> Verify the validity of all returnable documents 	<i>As per section 4 of the RFP Tender Document</i>
<ul style="list-style-type: none"> Verify if the Bid document has been duly signed by the authorised respondent 	<i>All sections</i>
<ul style="list-style-type: none"> Whether any general and legislation qualification criteria set by ACSA have been met 	<i>All sections</i>
<ul style="list-style-type: none"> Whether the Bid contains a priced offer and is completed in full 	<i>Refer to Section on RFP Tender document</i>
<ul style="list-style-type: none"> Whether the Bid materially complies with the scope and/or specification given 	<i>All Sections</i>

Administrative and Substantive Responsiveness

- Completed in full Price Schedule SBD 3.3 on page 21 of the RFP Tender Document; and
- Submit fully Completed and signed Form of offer C1.1. Refer attached Contract document.
- Bidders must attend the Compulsory Site inspection and compulsory briefing session. Both meetings are on the same day: **03 March 2026 at 11:00 AM.**

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The test for administrative & substantive responsiveness [Step One] must be passed for a Respondent's Proposal to progress to Step Two for further pre-qualification

3.2 STEP TWO: FUNCTIONALITY EVALUATION CRITERIA

In determining the bidder's capacity and capability to execute the contract/project, bidders will be evaluated on functionality. Functionality is the terminology used to define the technical ability of the Tenderer, based on experience, to deliver the required product in accordance with the specialised quality, reliability and functionality.

Points allocated for Functionality shall be evaluated in accordance with the criteria as listed below. An overall minimum threshold of **70** points out of **100** must be achieved for the tender to be eligible for further evaluation.

PROOF OF PROFESSIONAL REGISTRATION WITH THE REGULATORY STATUTORY BODY OF THE BIDDER AND THE RESPECTIVE TEAM MEMBERS' KEY PROFESSIONALS ASSIGNED TO THE PROJECT		CHECKLIST
1	Civil Engineers (Pr. Eng. / Pr. Technologist).	
2	Electrical Engineers (Pr. Eng. / Pr. Technologist)	
3	Structural Engineers (Pr. Eng. / Pr. Technologist)	
4	Project Management (registered project manager (SACPCMP))	
5	Architects (Pr. Arch/ Senior Pr. Arch Technologist/ Pr. Arch Technologist)	
6	Fire Detection and Protection Engineer	
7	Occupational Safety Health & Environmental Agents (Pr. CHS Agent)	
8	Quantity Surveyors (Pr. QS)	

PROFESSIONAL INDEMNITY INSURANCE REQUIREMENTS	CHECKLIST
Bidders are required to provide copies of valid professional indemnity Insurance in line with clause 8 of the NEC contract. A copy of such insurance policy must be submitted as part of this proposal.	

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<p>If the bidder does not have professional indemnity in place; then a written letter of support from a Registered Insurer or Broker must be submitted substantiating the intention to provide cover.</p> <p>The preferred bidder will ensure that such insurance remains operative for any claims that may arise from this project.</p>	
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PROJECT DELIVERY AND IMPLEMENTATION PLAN	CHECKLIST
<p>Bidders are required to provide a project implementation plan with clear timelines aligned to proposed methodology, phases and deliverables.</p>	

Functionality Evaluation Summary	
Description of Quality criteria	Total Score
1. Bidder’s previous experience	30
2. Methodology and Project Plan	20
3. Qualifications and Experience for Key Resources	30
4. Company Affiliations to Industry Bodies (Built Environment)	20
Total	100

FUNCTIONALITY BREAKDOWN			
1.	<p>Bidders’ Previous Experience and recommendation letters</p> <p>The bidder must demonstrate their years of experience in conducting property infrastructure and building assessment. The experience of the team leader should be supported by submitting CVs.</p> <p>The Company must provide reference letters (reference letter should be on the</p>	30	<p>The following scoring matrix will be used to evaluate this criterion: 20 points = 10 years or more of working experience in the property infrastructure and building assessment projects.</p>

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	client's letter head with contactable email address and telephone number of the referee).		15 points = 8 years of working experience in the relevant projects. 10 points = 4 to 5 years of working experience in the relevant projects. 8 points = 1 to 3 years of working experience in the relevant projects. 0 points = Less than 1 year of working experience in relevant projects
2	<p>Methodology and Project Implementation Plan</p> <p>A detailed (step-by-step) proposal of the methodology/ approach to be used to carry out the scope of work outlined and clearly demonstrate how the project objectives and deliverables will be achieved with detailed scope of work for each professional team member.</p> <ul style="list-style-type: none"> • Project management approach • Implementation schedule • Roles and responsibilities • Risk Management Plan 	20	30 points = For all four (4) elements addressed in the methodology. 20 points = For only three (3) elements addressed in the methodology. 15 points = For only two (2) elements addressed in the methodology. 10 points = = For only one 1) elements addressed in the methodology. 0 point = No elements addressed in the methodology.
4	<p>Qualifications and Experience for Key Resources</p> <p>The bidder's proposed team leader must demonstrate their years of experience in conducting property infrastructure and building assessment. The experience of the team leader should be supported by submitting CVs.</p>	30	<p>The following scoring matrix will be used to evaluate this criterion:</p> <p>30 points = 10 years or more of working experience in the property infrastructure and building assessment projects.</p>

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	ACSA reserves the right to conduct reference checks on all references provided.		<p>20 points = 8 years of working experience in the relevant projects.</p> <p>15 points = 4 to 5 years of working experience in the relevant projects.</p> <p>10 points = 1 to 3 years of working experience in the relevant projects.</p> <p>0 points = Less than 1 year of working experience in the relevant projects.</p>
5	<p>Company Affiliations to Industry Bodies (Built Environment)</p> <p>The bidder must provide proof of industry affiliation to a Facilities Management body on South Africa. South African Facilities Management Association (SAFMA)].</p>	20	<p>20 points = Proof of industry affiliation to a Facilities Management body on South Africa</p> <p>0 points = No proof of industry affiliation to a Facilities Management body on South Africa</p>
TOTAL		100	

Respondents are to note that ACSA will round off final technical scores to the nearest 2 (two) decimal places for the purposes of determining whether the technical threshold has been met.

The minimum threshold for technical/functionality [Step Two] must be met or exceeded for a Respondent’s Proposal to progress to Step Three for final evaluation

3.3 STEP THREE

3.3.1 Price

SBD 3.3

PRICING SCHEDULE

Pricing Instructions

Remuneration for Professional Services

Remuneration for professional services will be on **Priced Contract with Activity Schedule** as outlined in the document below.

The pricing structure is as per the proposal submitted (**RFP ref no. COR7908/2025/RFP**) by the *Consultants*.

Under PSC Option A, payment is made for completed Activities on the Activity Schedule at the Prices stated for each Activity, once the completion criterion is met and accepted.

All prices exclude VAT.

Instructions to Bidders:

- Price each Activity as Lump Sum (inclusive of preliminaries, management, QA, meetings and reporting related to that activity).
- Enter People Rates for potential compensation events or instructed time-charge work outside the priced activities.

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- List Disbursements (travel, surveys, statutory fees) as separate lines; only payable if instructed/approved.

Pricing structure per activity, as per the proposal submitted (RFP ref no. COR7908/2025/RFP)
Activity Price List (Lump Sums)

No.	Activity (Option A)	Completion Criterion	Price (ZAR, excl. VAT)
A1	Inception & Mobilisation	Inception report, programme, risk register v1 accepted	R _____
A2	Fixed Asset Register – Draft	Draft FAR (≥90% assets captured) + QA sample check accepted	R _____
A3	Fixed Asset Register – Final	Final FAR + import template + disposal list accepted	R _____
A4	Building Condition & Compliance – Draft	Draft reports per building incl. risk & costed remedies accepted	R _____
A5	Building Condition & Compliance – Final	Final consolidated report set accepted	R _____
A7	Bulk Services Assessment – Draft	Draft report, one-lines/schematics, metering map accepted	R _____
A8	Bulk Services Assessment – Final	Final report & optimisation plan accepted	R _____
A9	Lease Plans per Building – Draft	Draft plans & areas schedule accepted	R _____
A10	Lease Plans – Final & Precinct Site Plan	Signed final plans + site plan + GIS layers accepted	R _____

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A11	Maintenance Plans (S/M/L-term) – Draft	Draft task sets, frequencies, resourcing and OPEX model accepted	R _____
A12	Maintenance Plans – Final & OPEX Budget	Final plans and budget workbook accepted	R _____
A13	CAPEX Strategy & Package Definition – Draft	Draft strategy, packages, cashflow and dependencies accepted	R _____
A14	CAPEX Strategy – Final	Final strategy and implementation roadmap accepted	R _____
A15	Market Analysis & Rental Benchmark – Final	Final market report with evidence and conclusions accepted	R _____
A16	Design & Scope – Concept Stage	Accepted concept reports & outline scopes for agreed packages	R _____
A17	Design & Scope – Detailed + BoQ (Tender-Ready)	Accepted detailed scopes, drawings/specs & BoQs	R _____
A18	As-Built Drawings – Final Set	Accepted DWG/PDF sets with revision and georeference	R _____
A19	Handover, Training & Close-Out	Final consolidated report, data packs & handover workshop	R _____
TOTAL (excl. VAT)			R

People Rates (for compensation events / instructed time-charge)

Role	Hourly Rate (ZAR)
Project Lead / Principal	R _____

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Senior Building/Structural Engineer	R _____
Senior MEP Engineer	R _____
Asset Management Specialist	R _____
Quantity Surveyor / Cost Engineer	R _____
Electrical Engineer (Networks/Metering)	R _____
Water Engineer (Bulk/Reticulation)	R _____
Building Inspector	R _____
CAD/BIM/GIS Technician	R _____
Data Analyst	R _____
H&S Specialist	R _____
Administrator / Document Controller	R _____

Disbursements (only if instructed/approved)

Item	Basis
Local travel (road)	R ____ / km
Air travel & accommodation	At cost (capped per Employer policy)
Printing/large-format plots	R ____ / sheet
Specialist surveys/tests	Provisional – schedule unit rates or attach a rate card
Statutory/approval fees/ACSA Security Permits	At cost (proof required)
Drone/LiDAR/3D scanning	Provisional – rate per day/output

Note: Specialist surveys may include GPR (Ground Penetrating Radar) for locating underground utilities or structural elements, NDT (Non-Destructive Testing) for assessing material integrity without damage, and Power Quality Logging to monitor electrical performance (voltage, harmonics, transients). These require specialist equipment and expertise and should be priced as provisional items or disbursements, only payable if instructed and approved by the ACSA Representative.

ACSA Security Permits will be reimbursable only for the first application per team member as submitted on the organogram.

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DISBURSMENT SCHEDULE

- (a) Only project related costs listed below and presented to ACSA will be compensated by ACSA.
- (b) Any disbursement costs related to travelling to and from the airport or accommodation for the purpose of the project(s) is deemed to be inclusive in the agreed fee structure, unless otherwise agreed in writing by both parties. Disbursement costs not mentioned below (including under not(e) may be brought to the attention of the ACSA project representative for approval and agreement on the recoverable amount, prior to incurring such cost.
- (c) All rates are exclusive of VAT
- (d) Cellular calls and Travelling during Construction will be recovered through the Contractors' Claim.
- (e) Health and Safety Agent will be recovered through Disbursements.
- (f) No mark-up on any disbursement cost will be paid.
- (g) No payment for disbursement will be made for the following:
- Travelling (except for on-site travelling) and accommodation
 - Typing of correspondence, payment certificates, variation orders, progress reports or financial reports
 - Telephone calls
 - Cellular calls
 - Computer costs
 - Telefaxes (outgoing or incoming)
 - Email (sent or received)

**Above expenses by the Tenderer are deemed to be inclusive in their professional fees.
The price proposal must be completed in full.**

3.3.2 Evaluation of Preference

ACSA will score specific goals out of 20 in accordance with the Preferential Procurement Regulations 2022. If a bidder fails to meet the Specific goals as outlined on the table below and to submit proof, the bidder will score zero (0) out of 20. ACSA will not disqualify the bidder. See below Specific goals that must be achieved for this bid:

Note to tenderers: The tenderer must indicate how they claim points for each preference point system.

Specific Goals	Number of points (80/20 system)
B-BBEE Status Level 1	5
B-BBEE Status Level 2	4.5
B-BBEE Status Level 3	4
B-BBEE Status Level 4	3
B-BBEE Status Level 5	2
B-BBEE Status Level 6	0.5
B-BBEE Status Level 7	0.3
B-BBEE Status Level 8	0.1
Black youth majority-owned entities	5
Black women majority-owned entities	5
Company majority owned by people with disabilities	5
Non-compliant contributor	0

Bidder to provide proof to support The Preference Points being Claimed.

- Provide original or certified copy Valid sworn Affidavit OR
- B-BBEE Certificate from a SANAS accredited rating agency and If bidder is a Joint Venture (JV) – a consolidated B-BBEE certificate from a SANAS accredited agency must be provided as prescribed by the B-BBEE Act and its relevant/most recent Codes of Good Practice and ny other supporting information.

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IN ORDER TO SCORE FOR PREFERENCE POINTS, BIDDER MUST PROVIDE SUPPORTING INFORMATION (PROOF) THAT IS RELEVANT TO THE SPECIFIC GOALS.

Only unconditional discounts will be considered during evaluation. A discount which has been offered conditionally will, despite not being considered for evaluation purposes, be implemented when payment is affected.

- Preference points will be awarded to a bidder for attaining the specific goals requirements in accordance with the table indicated in Section 3.3.1 of the specific goals Claim Form.

SUMMARY: Applicable Thresholds and Final Evaluated Weightings

Evaluation Criteria	Final Weighted Scores
Price and Total Cost of Ownership	80
Specific goals - Scorecard	20
TOTAL SCORE:	100

NB: Bidders should note that the tender evaluation for the Panel will be based on a three-stage approach. The approach will be as follows:

Stage one (1) (Step 1) Administrative and Substantive Responsiveness

Stage two (2) (Step 2) Functionality Evaluation Criteria (evaluating the technical aspect of the bid).

Stage three (3) (Step 3) Bidders should note that the top Eight (8) Service Providers scoring the highest points for functionality will be appointed to form the panel/list of service providers. Bidders are requested to submit BBBEE certificates. In the event of a tie-on points, the B-BBEE certificate points will be used as points of the process of elimination, including points for functionality and drawing of lots.

3.4 STEP FOUR: PRICE NEGOTIATION (if applicable)

- Respondents are to note that ACSA may not award a contract if the price offered is not market related. In this regard, ACSA reserves the right to engage in PTN with the view to achieving a market-related price or to cancel the tender. Negotiations will be done in a sequential manner i.e.:

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- first negotiate with the highest ranked bidder or cancel the bid, should such negotiations fail,
- negotiate with the 2nd and 3rd ranked bidders (if required) in a sequential manner.
- In the event of any Respondent being notified of such short-listed/preferred bidder status, his/her bid, as well as any subsequent negotiated best and final offers (BAFO), will automatically be deemed to remain valid during the negotiation period and until the ultimate award of business.
- Should ACSA conduct post tender negotiations, Respondents will be requested to provide their best and final offers to ACSA based on such negotiations. Where a market related price has been achieved through negotiation, the contract will be awarded to the successful Respondent(s).

3.5 STEP FIVE: SECURITY VETTING OR DUE DILIGENCE MAY BE PERFORMED (IF NECESSARY)

3.6 STEP SIX: AWARD OF BUSINESS AND CONCLUSION OF CONTRACT

Immediately after approval to award, the successful bidder(s) will be informed of the acceptance of his/their Bid by way of a Letter of intent to award. Thereafter the final contract will be concluded with the successful Respondent(s). where applicable.

3.6.1 SELECTION PROCESS POST AWARD

Bidders should note that the top Eight (8) Service Providers scoring the highest points for functionality will be appointed to form the panel/list of service providers. Bidders are requested to submit BBBEE certificates. In the event of a tie-on points, the B-BBEE certificate points will be used as points of the process of elimination, including points for functionality and drawing of lots.

SECTION 4: MANDATORY AND ADMINISTRATION DOCUMENTS

4.1 Mandatory Returnable Documents

ACSA will disqualify from the bid process any bidder that has failed to submit mandatory returnable documents and information. Bidders should therefore ensure that all the mandatory returnable

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documents and information have been submitted. In order to assist bidders, ACSA has also included a column next to the required mandatory document and information to enable bidders to keep track of whether they have submitted or not.

4.2 Other Returnable Documents and Information

These types of documents and information are required but are not mandatory or are only mandatory at specific stages of the process. ACSA may request bidders to submit these documents or information after the closing date and time or might already have them on the system. Where a document or information is only mandatory at a specific stage in the process, ACSA may only disqualify a bidder for non-submission at that stage and after reasonable efforts were made to request the document from the bidder.

The mandatory and other returnable documents listed in the table follows:

RETURNABLE DOCUMENTS AND INFORMATION	MANDATORY	ADMINISTRATIVE	SUBMITTED [Yes]
<i>SBD 3.3: Priced offer</i>	X		
<i>Form of Offer</i>	X		
<i>Attendance of the briefing session</i>	X		
<i>Declaration of Interest Form and Politically Exposed Persons</i>		X	
<i>SBD 4 Bidder's Disclosure Form</i>		X	
<i>SBD 6.1 Preference Points Claim Form</i>		X	
<i>Confidentiality and Non-Disclosure Agreement</i>		X	
<i>BEE Certificate and Scorecard or BBEE QSE/EME Affidavit</i>		X	
<i>Verifiable medical certificate of report as proof of disability (For preference claims)</i>		X	
<i>Tax Pin number (ACSA may not award to a bidder whose tax affairs have not been declared to be in orders by SARS)</i>		X	

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<i>Certificate of Incorporation of the bidding entity showing ownership split</i>		X	
<i>Central Supplier Database Report (CSD)</i>		X	
<i>VAT Questionnaire</i>		X	
<i>ACSA Terms and Conditions</i>		X	

4.3 Validity of submitted information

Bidders must ensure that all conditions, documents and information which has been submitted in pursuance to this bid remains valid for the duration of the contract period. In the event where a validity document expires an updated document must be submitted. The duty is on the bidder to provide updated information to ACSA immediately after such information has changed.

SECTION 5: RETURNABLE DOCUMENTS

5.1 DECLARATION OF INTEREST AND POLITICALLY EXPOSED PERSONS FORM

Making a Declaration

Any legal person or persons having a relationship with persons employed by ACSA, including a blood relationship, may submit a bid in terms of this tender document. In view of possible allegations of unfairness, should the resulting bid, or part thereof, be awarded to persons connected with or related to ACSA employees, it is required that the bidder or his/her authorised representative declare his/her position in relation to ACSA employees or any member of the evaluation or adjudication committee which will consider bids.

ACSA requires all bidders to declare that they have not acted in any manner inconsistent with the law, policy, or fairness. Furthermore, ACSA requires bidders to declare if they have Politically Exposed Persons (PEP) also known as Domestic Prominent Influential Persons (DPIP) in their organisation. See below definition of PEP/DPIP.

Politically Exposed Persons or DPIP are individuals who are or have been entrusted with prominent public functions in the country or a foreign country, for example, Heads of State or of government, senior politicians, senior government, judicial or military officials, senior executives of state-owned corporations, important political party officials. Business relationships with family members or close associates of PEPs involve reputational risks similar to those with PEPs themselves. PEP status in the following areas shall be declared:

- Current or former senior official in the executive, legislative, administrative, military, or judicial branch of government or foreign government (elected or not)
- A senior official of a major political party or major foreign political party;
- A senior executive of government owned commercial enterprise
- or a foreign government owned commercial enterprise, being a corporation, business or other entity formed by or for the benefit of any such individual;
- A related and or inter-related immediate member of such individual; meaning spouse, parents, siblings, children, and spouse's parents or siblings, etc

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5.1.1 All bidders must complete the declaration of interest form below:

Full name of the bidder or representative of the bidding entity

Identity Number

Position held in the bidding entity

Registration number of the bidding entity

Tax Reference number of the bidding entity

VAT Registration number of the bidding entity

I/We certify that there is / no PEP/DPIP conflict of interest/ no relationship between the bidding entity or any of its shareholders / directors / owner / member / partner/ senior management with any ACSA employee or official.

Where a relationship or PEP/DPIP conflict of interest exists, please provide details of the ACSA employee or official and the extent of the relationship below:

PEP/DPIP Declaration

DPIP/PEP Declaration for self/family member or close associate:

Nature of Political Exposure	Term of the office	Description of activities relating to political exposure



Full Names of Directors / Trustees / Members / Shareholders/ Senior Management of the bidding entity

Full Name	Identity Number	Personal Income Tax Reference Number

5.1.2.I/We declare that we have not acted in any manner which promotes unfairness, contravenes any law or is against public morals. We further certify that we will in full compliance of this tender terms and conditions as well as ACSA policies in the event that we are successful in this tender.



Declaration:

I/We the undersigned _____

(Name) hereby certify that the information furnished in this tender document is true and correct.

We further certify that we understand that where it is found that we have made a false declaration or statement in this tender, ACSA may disqualify our bid or terminate a contract we may have with ACSA where we are successful in this tender.

Signature

Date

Position

Name of bidder



5. 2 BIDDER’S DISCLOSURE FORM SBD 4

BIDDER’S DISCLOSURE

1. PURPOSE OF THE FORM

Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

Where a person/s are listed in the Register for Tender Defaulters and/or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. Bidder’s declaration in respect of employees of the State

2.1 Is the bidder, or any of the directors / trustees / shareholders / members / partners of the bidder employed by the state? **YES/NO**

If so, furnish particulars of the names, individual identity numbers, in table below.

Full Name	Identity Number	Name of State institution



Bidders' disclosure in respect of independent bidding

I, the undersigned, in submitting the accompanying bid, do hereby make the following statements that I certify to be true and complete in every respect:

- 3.1 I have read and understand the contents of this disclosure;
- 3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;
- 3.3 The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor.
- 3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.
- 3.5 The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.
- 3.6 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.
- 3.7 I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of the Competition Act No 89 of 1998 and or may be

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reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the state for a period not exceeding 10 years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

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I CERTIFY THAT THE INFORMATION FURNISHED ABOVE IS CORRECT AND ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME SHOULD THIS INFORMATION PROVE TO BE FALSE.

.....
.....

Signature

Date

.....

.....

Position/ Designation

Name of bidder

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5.3 PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022 SBD 6.1

This preference form must form part of all tenders invited. It contains general information and serves as a claim form for preference points for specific goals.

NB: BEFORE COMPLETING THIS FORM, TENDERERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE TENDER AND PREFERENTIAL PROCUREMENT REGULATIONS, 2022

1. GENERAL CONDITIONS

- 1.1 The following preference point systems are applicable to invitations to tender:
- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
- 1.2 **To be completed by the organ of state**
- 1.3 The applicable preference point system for this tender is the 80/20 preference point system.
- a) The 80/20 preference point system will be applicable in this tender. The lowest/highest acceptable tender will be used to determine the accurate system once tenders are received.
- 1.4 Points for this tender (even in the case of a tender for income-generating contracts) shall be awarded for:
- (a) Price; and
 - (b) Specific Goals / Preference.

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1.5 **To be completed by the organ of state:**

The maximum points for this tender are allocated as follows:

	POINTS
PRICE	80
SPECIFIC GOALS / PREFERENCE	20*
Total points for Price and SPECIFIC GOALS	100

**Documented proof is listed on the returnable table above*

- 1.6 Failure on the part of a tenderer to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed.
- 1.7 The organ of state reserves the right to require of a tenderer, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the organ of state.

2. DEFINITIONS

- (a) **“tender”** means a written offer in the form determined by an organ of state in response to an invitation to provide goods or services through price quotations, competitive tendering process or any other method envisaged in legislation;
- (b) **“price”** means an amount of money tendered for goods or services, and includes all applicable taxes less all unconditional discounts;
- (c) **“rand value”** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;
- (d) **“tender for income-generating contracts”** means a written offer in the form determined by an organ of state in response to an invitation for the origination of income-generating contracts through any method envisaged in legislation that will result in a legal agreement between the organ of state and a third party that produces revenue for the organ of state, and includes, but is not limited to, leasing and disposal of assets and concession contracts, excluding direct sales and disposal of assets through public auctions; and
- (e) **“the Act”** means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000).

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3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

3.1. POINTS AWARDED FOR PRICE

3.1.1 THE 80/20 PREFERENCE POINT SYSTEMS

A maximum of 80 or 90 points is allocated for price on the following basis:

80/20

$$Ps = 80 \left(1 - \frac{Pt - Pmin}{Pmin} \right)$$

Where

Ps = Points scored for price of tender under consideration

Pt = Price of tender under consideration

Pmin = Price of lowest acceptable tender

4. POINTS AWARDED FOR SPECIFIC GOALS

- 4.1. In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the tenderer will be allocated points based on the goals stated in table 1 below as may be supported by proof/ documentation stated in the conditions of this tender:

Table 1: Specific goals for the tender and points claimed are indicated per the table below.

Specific Goals	Number of points (80/20 system)
B-BBEE Status Level 1	5
B-BBEE Status Level 2	4.5
B-BBEE Status Level 3	4
B-BBEE Status Level 4	3
B-BBEE Status Level 5	2
B-BBEE Status Level 6	0.5
B-BBEE Status Level 7	0.3
B-BBEE Status Level 8	0.1
Black youth majority-owned entities	5
Black women majority-owned entities	5
Company majority owned by people with disabilities	5
Non-compliant contributor	0

DECLARATION WITH REGARD TO COMPANY/FIRM

4.2. Name of company/firm.....

4.3. Company registration number:

4.4. TYPE OF COMPANY/ FIRM

- Partnership/Joint Venture / Consortium
- One-person business/sole propriety
- Close corporation
- Public Company
- Personal Liability Company
- (Pty) Limited
- Non-Profit Company

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State Owned Company
[TICK APPLICABLE BOX]

- 4.5. I, the undersigned, who is duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the specific goals as advised in the tender, qualifies the company/ firm for the preference(s) shown and I acknowledge that:
- i) The information furnished is true and correct;
 - ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;
 - iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 4.2, the contractor may be required to furnish documentary proof to the satisfaction of the organ of state that the claims are correct;
 - iv) If the specific goals have been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the organ of state may, in addition to any other remedy it may have –
 - (a) disqualify the person from the tendering process;
 - (b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;
 - (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
 - (d) recommend that the tenderer or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and
 - (e) forward the matter for criminal prosecution, if deemed necessary.

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.....
SIGNATURE(S) OF TENDERER(S)

SURNAME AND NAME:

DATE:

ADDRESS:

.....

.....

.....



5.4 CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

between

AIRPORTS COMPANY SOUTH AFRICA SOC LIMITED

(Registration No. 1993/004149/30)

(“Airports Company”)

of

Western Precinct, Aviation Park

O.R. Tambo International Airport

1 Jones Road

Kempton Park

1632

AND

[NAME OF SERVICE PROVIDER]

(Registration No: _____)

(“ _____ ”)

of

[Service Providers Address]

1. INTERPRETATION

In this agreement -

1.1 "confidential Information" – is information which is confidential to the disclosing party, and includes whether in written, graphic, oral, proprietary, tangible, intangible, electronic or other form, and, -

1.1.1 any information in respect of know-how, formulae, statistics, processes, systems, business methods, marketing, trading and merchandising methods and information, promotional and advertising plans and strategies, pricing, financial plans and models, inventions, long-term plans, research and development data, user or consumer/ customer data and profiles, ideas,

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computer programmes, drawings and any other information of confidential nature of the disclosing party, in whatever form it may be;

- 1.1.2 the contractual business and financial arrangements of the disclosing party and others with whom it has business arrangements of whatever nature;
- 1.1.3 all information peculiar to the business of the disclosing party which is not readily available to a competitor of the disclosing party in the ordinary course of business;
- 1.1.4 the fact of and content of any discussions between the disclosing party and the receiving party as well as the existence and content of any agreement, which may be concluded between the disclosing party and the receiving party;
- 1.1.5 all other matters of a confidential nature which relate to the disclosing party's business;
- 1.1.6 generally, information which is disclosed in circumstances of confidence or would be understood by the parties, exercising reasonable business judgement, to be confidential;
- 1.1.7 all information of whatsoever nature relating to the disclosing party as contemplated in 2.1 below;

but does not include information which -

- 1.1.8 is or hereafter becomes part of the public domain, otherwise than as a result of a breach or default of the receiving party or of a representative or affiliate of the receiving party;
- 1.1.9 can be shown to have been lawfully in the possession of the receiving party or its affiliates or consultants prior to its disclosure and is not subject to an existing agreement between the disclosing party and the receiving party;
- 1.1.10 is acquired by the receiving party independently from a third party who lawfully acquired such information without restriction and who had not previously obtained the confidential information directly or indirectly under a confidentiality obligation from the disclosing party;
- 1.1.11 is acquired or developed by the receiving party independently of the disclosing party and in circumstances which do not amount to a breach of the provisions of this agreement; is disclosed or released by the receiving party to satisfy an order of a court of competent jurisdiction or to otherwise comply with the provisions of any law or regulation in force at the time or the requirements of any recognised stock exchange; provided that, in these circumstances, the receiving party shall inform the disclosing party of the requirement to disclose prior to making the disclosure and provided further that the receiving party will disclose only that portion of the confidential information which it is legally required to so disclose; and the receiving party will use its reasonable endeavours to protect the

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confidentiality of such information to the widest extent lawfully possible in the circumstances (and shall co-operate with the disclosing party if it elects to contest any such disclosure);

For the purposes of this agreement the party, which discloses confidential information, shall be referred to as “the disclosing party” and the party, which receives the confidential information, shall be referred to as “the receiving party”.

- 1.2 ““affiliate” –of a Party means any person, now or hereafter existing, who directly or indirectly controls, (*holding company*) or is controlled or is under common control of such Party (subsidiary company); a Person “controls” another person if it holds or is beneficially entitled to hold , directly or indirectly, other than by way of security interest only, more than 50% of its voting , income or capital;
- 1.3 “disclosing party” – the party disclosing confidential information in terms of this agreement and being Airports Company;
- 1.4 “receiving party” – the party receiving confidential information in terms of this agreement;
- 1.5 “the parties” – the Airports Company and _____.

2. **INTRODUCTION**

- 2.1 The parties intend to provide each other with certain information pertaining to their operations and the parties are in the process of discussing certain matters with a view to concluding an agreement (“the potential agreement”), which discussions have required and will require the disclosure to one another of information of a proprietary, secret and confidential nature. Whether or not the parties conclude the potential agreement will not affect the validity of this agreement.
- 2.2 If the confidential information so disclosed is used by the receiving party for any purpose other than that for which its use is authorised in terms of this agreement or is disclosed or disseminated by the receiving party to another person or entity which is not a party to this agreement, this may cause the disclosing party to suffer damages and material financial loss.

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2.3 This agreement shall also bind the parties, notwithstanding the date of signature hereof, in the event that either party shall have disclosed any confidential information to the other party prior to date of signature hereof.

2.4 The parties wish to record the terms and conditions upon which each shall disclose confidential information to the other, which terms and conditions shall constitute a binding and enforceable agreement between the parties and their agents.

3 USE OF CONFIDENTIAL INFORMATION

Any confidential information disclosed by the disclosing party shall be received and used by the receiving party only for the limited purpose described in 2.1 above and for no other purpose.

4 NON-DISCLOSURE

4.1 THE RECEIVING PARTY undertakes that –

4.1.1 it will treat the disclosing party's confidential information as private and confidential and safeguard it accordingly;

4.1.2 it will not use (except as permitted in 3 above) or disclose or release or copy or reproduce or publish or circulate or reverse or engineer and/or decompile or otherwise transfer, whether directly or indirectly, the confidential information of the disclosing party to any other person or entity; and the receiving party shall take all such steps as may be reasonably necessary to prevent the disclosing party's confidential information falling into the hands of unauthorised persons or entities;

4.1.3 it shall not disclose the confidential information of the disclosing party to any employee, consultant, professional adviser, contractor or sub-contractor or agent of the receiving party (collectively referred to herein as "representative") or an affiliate of the receiving party, nor shall they be given access thereto by the receiving party -

4.1.4 unless it is strictly necessary for the purposes referred to in 2.1 above; and

4.1.5 the receiving party shall have procured that the representative, affiliate or consultant to whom or to which such information is disclosed or made available shall have agreed to be

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bound by all the terms of this agreement, and, in such event, the receiving party hereby indemnifies the disclosing party against any loss, harm or damage which it may suffer as a result of the unauthorised disclosure of confidential information by a representative, affiliate or consultant.

4.2 Any documentation or written record or other material containing confidential information (in whatsoever form) which comes into the possession of the receiving party shall itself be deemed to form part of the confidential information of the disclosing party. The receiving party shall, on request, and in any event if the discussions referred to in 2.1 above should not result in an agreement, return to the disclosing party all of its confidential information which is in physical form (including all copies) and shall destroy any other records (including, without limitation, those in machine readable form) as far as they contain the disclosing party's confidential information. The receiving party will, upon written or oral request from the disclosing party and within five (5) business days of the disclosing party's request, provide the disclosing party with written confirmation that all such records have been destroyed.

5. **COPIES**

5.1 The receiving party may only make such copies of the disclosing party's confidential information as are strictly necessary for the purpose and the disclosures which are not in breach of this agreement and authorised in terms of this agreement. The receiving party shall clearly mark all such copies as "Confidential".

5.2 At the written request of the disclosing party, the receiving party shall supply to the disclosing party a list showing, to the extent practical –

5.2.1 where copies of the confidential Information are held;

5.2.2 copies that have been made by the receiving party (except where they contain insignificant extracts from or references to confidential information) and where they are held; and

5.2.3 the names and addresses of the persons to whom confidential information has been disclosed and, if applicable, a copy of the confidentiality undertaking signed by such persons complying with the provisions of this agreement.

6. **THE USE OF THE COMPANY'S INTELLECTUAL PROPERTY**

6.1 The receiving party shall not use any intellectual property of the Company (including trademarks, service marks, logos, slogans, trade names, brand names and other indicia of origin) (collectively, the "**Company IP**") for any reason whatsoever without first obtaining the

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Company's prior written consent which consent the Company shall be entitled to grant solely at its own discretion.

- 6.2 If the receiving party requires the use of such Company IP, a request must be sent to the **following e-mail address [mochaki.monyela@airports.co.za]**. Each single request by the same receiving party shall be treated as a new request.
- 6.3 Should the Company provide its consent in terms of clause 6.1 above, the receiving party shall comply with the Company's policies and standards with regard to the use of the Company IP. Such policies and standards shall be communicated to the receiving party at the time the Company grants the consent to the receiving party.
- 6.4 Failure to adhere to the provisions of this clause 6 or the policies, brand requirements and protocols that will be communicated by the Brand Custodians Office to the receiving party, shall result in the penalty equal to the value of 2% (two per cent) of the receiving party's annual turnover in the financial year in which the aforesaid failure occurred.

7. **DURATION**

- 7.1 Subject to Clause 2.3 this agreement shall commence or shall be deemed to have commenced on the date of signature of this agreement by the last party to sign the agreement.
- 7.2 This agreement shall remain in force for a period of **5** years ("the term"), or for a period of one (1) year from the date of the last disclosure of confidential information to the receiving party, whichever is the longer period, whether or not the parties continue to have any relationship for that period of time.

8. **TITLE**

- 8.1 All confidential information disclosed by the disclosing party to the receiving party is acknowledged by the receiving party:
- 8.1.1 to be proprietary to the disclosing party; and
- 8.1.2 not to confer any rights to the receiving party of whatever nature in the confidential information.

9. **RELATIONSHIP BETWEEN THE PARTIES**

- 9.1 The disclosing party is not obliged, by reason of this agreement, to disclose any of its confidential information to the receiving party or to enter into any further agreement or business relationship with the receiving party. Nothing herein shall imply or create any

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exclusive relationship between the Parties or otherwise restrict either Party from pursuing any business opportunities provided it complies at all times with the non-disclosure obligations set forth herein

9.2 The disclosing party retains the sole and exclusive ownership of intellectual property rights to its confidential information and no license or any other interest in such confidential information is granted in terms hereof or by reason of its disclosure.

9.3 The termination of the discussions referred to in 2.1 above shall not release the parties from the obligations set out in this agreement.

10. **ENFORCEMENT, GOVERNING LAWS AND JURISDICTION**

10.1 This agreement shall be governed by and interpreted according to the laws of the Republic of South Africa, without reference to the choice of laws' provisions of the Republic of South Africa. In the event of a conflict between or inconsistency in the laws applicable in the various provinces of the Republic of South Africa, the law as applied and interpreted in the Gauteng Province shall prevail.

10.2 The parties irrevocably submit to the exclusive jurisdiction of the High Court of South Africa, Witwatersrand Local Division, in respect of any action or proceeding arising from this agreement.

10.3 The parties agree that, in the event of a breach of this agreement, monetary damages would not be an adequate remedy. In the event of a breach or threatened breach of any provisions of this agreement by the receiving party, the disclosing party (and/or its relevant affiliate) shall be entitled to injunctive relief in any court of competent jurisdiction and the receiving party shall reimburse the disclosing party for any costs, claims, demands or liabilities arising directly or indirectly out of a breach. Nothing contained in this agreement shall be construed as prohibiting a party or its affiliate from pursuing any other remedies available to it for a breach or threatened breach.

10.4 The failure by the disclosing party to enforce or to require the performance at any time of any of the provisions of this agreement shall not be construed to be a waiver of such provision, and shall not affect either the validity of this agreement or any part hereof or the right of the disclosing party to enforce the provisions of this agreement.

11. **DOMICILIUM**

- 11.1 The parties choose as their *domicilium* the addresses indicated in the heading to this agreement for the purposes of giving any notice, the payment of any sum, the serving of any process and for any other purpose arising from this agreement.
- 11.2 Each of the parties shall be entitled from time to time, by written notice to the other, to vary its domicilium to any other address which is not a post office box or poste restante.
- 11.3 Any notice required or permitted to be given in terms of this agreement shall be valid and effective only if in writing.
- 11.4 Any notice given and any payment made by one party to the other ("the addressee") which:
- 11.4.1 is delivered by hand during the normal business hours of the addressee at the addressee's domicilium for the time being shall be presumed, until the contrary is proved, to have been received by the addressee at the time of delivery;
 - 11.4.2 is posted by prepaid registered post from an address within the Republic of South Africa to the addressee at the addressee's domicilium for the time being shall be presumed, until the contrary is proved, to have been received by the addressee on the fourth day after the date of posting;
 - 11.4.3 is transmitted by facsimile to the addressee's receiving machine shall be presumed, until the contrary is proved, to have been received within one (1) hour of transmission where it is transmitted during normal business hours or, if transmitted outside normal business hours, within one (1) hour of the resumption of normal business hours on the next normal business day.
12. **GENERAL**
- 12.1 No party shall be bound by any representation, warranty, undertaking, promise or the like not recorded in this agreement.
- 12.2 No addition to, variation or agreed cancellation of this agreement shall be of any force or effect unless in writing and signed by or on behalf of the parties.
- 12.3 Any indulgence which either party may show to the other in terms of or pursuant to the provisions contained in this agreement shall not constitute a waiver of any of the rights of the party which granted such indulgence.
- 12.4 The parties acknowledge that this agreement and the undertakings given by it in terms hereof are fair and reasonable in regard to their nature, extent and period and go no further than is reasonably necessary to protect the interests of the parties.



- 12.5 The parties hereby confirm that they have entered into this agreement with full and clear understanding of the nature, significance and effect thereof and freely and voluntarily and without duress.
- 12.6 Neither party shall have the right to assign or otherwise transfer any of its rights or obligations under this agreement.
- 12.7 This agreement may be executed in several counterparts that together shall constitute one and the same instrument.
- 12.8 In this agreement, clause headings are for convenience and shall not be used in its interpretation.
- 12.9 Each clause of this agreement is severable, the one from the other and if any one or more clauses are found to be invalid or unenforceable, that clause shall not affect the balance of the clauses which shall remain in full force and effect.

SIGNED at _____ on _____ day of _____ 202__

AIRPORTS COMPANY SOUTH AFRICA SOC LIMITED

the signatory warranting that he is duly authorised thereto.

Name: _____

Designation: _____

AS WITNESSES

1. _____

2. _____

SIGNED at _____ on _____ day of _____ 202__

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AIRPORTS COMPANY
SOUTH AFRICA

[NAME OF SERVICE PROVIDER]

the signatory warranting that s/he is duly authorised thereto.

Name: _____

Designation: _____

AS WITNESSES

1. _____

2. _____

SIGNED at _____ on _____ day of _____ 202__

5.5 ACCEPTANCE OF TERMS AND CONDITIONS OF RFP AND BIDDER'S PARTICULARS

When responding to this bid, the bidder is assumed to have accepted the terms and conditions listed below:

TO: Airports Company South Africa SOC Limited (ACSA)

Proposal No: COR8013/2025/RFP

1. Bidder's Name and Contract Details

Bidder:	
Physical Address:	
Correspondence to be addressed to:	
Phone numbers:	
Email Address:	
Contact Person:	

2. Proposal Certification

We hereby submit a Proposal in respect of the [**COR7908/2025/RFP**] in accordance with Airports Company South Africa's requirements.

- We acknowledge that Airports Company South Africa's terms and conditions (as amended and mutually agreed between the parties if necessary) shall apply to the agreement with the successful Bidder,

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- We have read, understand and agree to be bound by the content of all the conditions of this bid and documentation provided by Airports Company South Africa in this Request for Proposal.
- We accept that Airports Company South Africa’s Bid Adjudication Committee decision is final and binding.
- We acknowledge that the bidder/s, directors, shareholders and employees may be subjected to security vetting by Airport Company South Africa or its agent.
- We certify that all forms of Proposal as required in the Proposal document are included in our submission.
- We certify that all information provided in our Proposal is true, accurate, complete and correct.
- This Proposal is specific to this bid only.
- The undersigned is/are authorized to submit and sign the Proposal that shall be binding on closure of the Proposal submission.
- The Proposal is binding on this Bidder for a period which lapses after *one hundred and twenty (120) days* calculated from the closing date for Proposal submission.

Thus done and signed at		on this the		day of		202
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Signature:	
Name:	

For and behalf of:

Bidding entity name:	
Capacity:	

5.6 VAT QUESTIONNAIRE

VAT Questionnaire for entities bidding as a partnership, joint venture or consortium (i.e. Body of Persons). The following form is required to be completed by the winning bidder at contracting stage.

1. Are you bidding as a partnership/ joint venture or consortium? **Yes/No (Mark with X below)**

Yes	No
-----	----

2. If you have answered yes to the above question, please provide the following:
- 2.1 A VAT registration certificate in the name of the joint venture, partnership or consortium which includes the VAT registration number of the partnership/joint venture.

Name of the Body of Persons	VAT Number of Body of Persons	Valid registration certificate attached? Yes/No
1.		

ACSA management will use the following link to check your registration. [VendorExactSearch\1.0.4 \(sarsefiling.co.za\)](#)

3. We recommend that the supplier warrants and represents that, where applicable, it is duly registered for VAT under the VAT Act.
4. Failure to comply with the VAT Act in supplying a valid VAT invoice relating to the Body of Persons will result in Airports Company South Africa SOC Limited being entitled to recover any losses, penalties and interest suffered. Failure includes but is not limited to the invoice having a VAT number that is not registered to the Joint Venture/partnership/consortium i.e. if the VAT number supplied relates to one party of the Body of Persons.

The below definitions are in relation to the above requirement.

1. Definitions

- 1.1 **Person**, as defined in section 1(1) of the Value Added Tax Act No 89 of 1991 (“the VAT Act”) – includes a public authority, any municipality, any company, any body of persons (corporate or unincorporated), the estate of any deceased estate or any insolvent person and any trust fund.

The below terms are not defined in the VAT Act and as such, the ordinary meaning has been taken into account:

- 1.2 **Consortium or Joint Venture** - an arrangement between two or more persons based on an agreement to generally operate a single, limited or defined project. The parties to such an agreement will generally share control of the arrangement and share the product or output of the venture
- 1.3 **Partnership** - an arrangement between two or more persons based on an agreement. The parties to that arrangement should have the intention to be partners and the essential elements for a partnership being the partners’ contributions, a profit objective and joint benefit for the partners must be evident from the agreement.

2. The Law

Section 51 of the VAT Act states that:

- (1) *Subject to the provisions of section 46, where any body of persons, whether corporate or unincorporate (other than a company), carries on or is to carry on any enterprise-*
- a. *such body shall be deemed to carry on such enterprise as a person separate from the members of such body;*
 - b. *registration of that body as a vendor shall be effected separately from any registration of any of its members in respect of any other enterprise;*
 - c. *liability for tax in respect of supplies by that body shall be determined and calculated in respect of the enterprise carried on by it as an enterprise carried on independently of any enterprise carried on by any of its members, and any refund relating to that*

*body's enterprise which is payable in terms of section 44 shall be made to that body;
and*

- d. the duties and obligations imposed by this Act on any vendor or other person shall, as respects the enterprise carried on by that body, be performed by it separately from the duties and obligations imposed on any of its members.*

3. Application of the Law

When a body of persons forms a joint venture, partnership or consortium, such a body is treated as a separate legal person for VAT purposes and, is in terms of section 51(1) of the VAT Act ,required to register for VAT with the South African Revenue Services (“SARS”)where the body’s taxable supplies exceed the registration threshold.

Should the joint venture or partnership or consortium not be registered for VAT, **VAT cannot be levied on any invoice** that will be issued out to Airports Company South Africa for services rendered.