

# Tender

## **PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF FIRE DETECTION EQUIPMENT**

At the

**East London Industrial Development Zone**

**Closing date: 20 FEBRUARY 2026**

**CONTRACT NO: ES/25/FIRE/DET/01**

### **VOLUME A: TECHNICAL PROPOSAL**

#### **TENDER:**

## **PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF FIRE DETECTION EQUIPMENT**

East London IDZ  
Contact person: A. Mzantsi  
Email: [anathi@elidz.co.za](mailto:anathi@elidz.co.za)

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**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF FIRE  
DETECTION EQUIPMENT**



## PART 1

### THE TENDER

**CONTRACT NO: ES/25/FIRE/DET/01**

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE EILDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT  
OF FIRE DETECTION EQUIPMENT**

East London IDZ

**TENDER:** PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF FIRE  
DETECTION EQUIPMENT



## **T1 TENDERING PROCEDURES**

- T1.1** Tender Notice and Invitation to Tender
- T1.2** Tender Data

### **T1.1 TENDER NOTICE AND INVITATION TO TENDER**

The East London Industrial Development Zone SOC Ltd is the operator of the East London Industrial Development Zone (ELIDZ), an entity which exists to help manufacturers to become globally competitive through the development and efficient management of a modern, purpose-built industrial location, which offers investing industries a streamlined business environment enhanced by a range of supporting services. The zone is already operational and currently houses a number of manufacturers that supply products for the local and international markets.

#### **SCOPE OF WORK**

The ELIDZ invites suitably qualified and competent service providers to respond to a Request for Tender (RFT's) for the appointment of a suitably qualified and experienced service provider to undertake the Provision of Maintenance Services to the ELIDZ Addressable Fire Detection including the Replacement of Fire Detection equipment in the East London Industrial Development Zone, located at our facilities within the West Bank area of the Buffalo City Metropolitan Municipality.

The successful tenderer will be required to enter into a contract for the Provision of Maintenance Services to the ELIDZ Addressable Fire Detection including the Replacement of Fire Detection equipment with the East London Industrial Development Zone SOC Ltd.

Tender Reference No.	Tender Description / Name	Compulsory CIDB Grading Required	Closing Date / Time
(ES/25/FIRE/DET/01)	Provision of Maintenance Services to the ELIDZ Addressable Fire Detection including the Replacement of Fire Detection Equipment	4 SF or higher	20 February 2026 / 12h00

The fire detection maintenance and replacement includes the following summarized scope of work:

- a) Routine inspections of Fire Detection Installations, Panels and Network to ELIDZ estate and buildings.
- b) Inspect/Check the condition of the Maestro system and event logs.
- c) Check the operation of the siren and sounders.
- d) Swipe out dirty or faulty detectors.
- e) Testing addressable line devices by simulating fire or fault conditions.
- f) Checking the complete system configuration from panel software.
- g) Testing and maintaining all batteries and battery-maintained power supplies.
- h) Checking the operation of all interfaces between the sprinkler installation and the fire detection installation.
- i) Preparation and approval of weekly routine repair and replacement program.
- j) Routine repairs and replacement of defective fire detection equipment.
- k) Preparation of monthly reports.
- l) Occupational health & safety method statements and compliance.
- m) Construction environmental management method statement.

#### **BID CONDITIONS:**

- Tenderers are required to submit a Valid SARS Tax Clearance Certificate with their tender, or the relevant SARS pin code which will allow the ELIDZ to confirm the tenderers tax status on-line.
- Tenderer must be registered on Central Supplier Database (CSD) from National Treasury and MAAA number must be provided.
- Tenderers should submit a Valid original or certified B-BBEE certification or Sworn Affidavit.
- Tenderers to provide certified copy of Company Registration Certificate
- Tenderers to provide Letter of Good Standing from Compensation Commissioner
- Tenderers must submit technical and financial proposals in two separate envelopes clearly marked "Envelope A -Technical Proposal" and "Envelope B – Financial Proposal". Then the financial proposal will only be opened should the technical proposal be found to be acceptable.
- Non- signed "Form of Offer" the financial proposal in "Envelope B" submission will result in the

disqualification of the tender.

- Inclusion of Price Offer and/ or any other price related details in "Envelope A -Technical Proposal "will result in the disqualification of the tender.
- The successful Tenderer will be required to have sufficient and competent staff available to commence full time operations in accordance with the contract with effect from the Commencement Date, failing which the contract will be awarded to the next most preferred Tender.
- Registration with the CIDB in the category **4 SF or higher** is compulsory for companies wishing to submit tenders.
- A registered office within the Buffalo City municipal boundaries will be given preference.
- If the successful Bidder has been awarded the contract with value above R 5 000 000.00 for the same goods/services on a consecutive basis, the successful bidder will be required to submit a Supplier development plan for SMMEs to be agreed with the ELIDZ.

## EVALUATION

The evaluation will be guided by the ELIDZ procurement policy. Points will be awarded on the basis of Price and Specific goals.

Score breakdown:

- 80 Points for Price
- 20 Points for Specific goals

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FIRE DETECTION EQUIPMENT**



All tenders not providing compulsory responsive documentation and with functionality scoring less than 70% will not be considered for the next stage of tender evaluation.

### **TENDER DOCUMENT & SUBMISSION**

The RFT document will be available for download on 23 January 2026 at [www.elidz.co.za](http://www.elidz.co.za) under opportunities.

“It will be the responsibility of the respondent to ensure that the tender/bid reaches the ELIDZ. All tender/bids’ documents are to be submitted online at <https://tenderportal.elidz.co.za> before the closing date and time. Only PDF documents must be uploaded with a maximum size limit of 30MB per file.”

**No tenders are to be submitted at the ELIDZ premises and No late tenders will be accepted.**

### **COMPULSORY MEETING**

There will be a compulsory briefing session for this tender on the **04 February 2026** on Teams (**Meeting ID: 322 551 922 354 72** Passcode: **UB7QS38Q**) at **10H00**. Tenderers are encouraged to submit written questions by email to Anathi Mzantsi at [Anathi@elidz.co.za](mailto:Anathi@elidz.co.za) on/or before 12 February 2026 at 16h00

### **TENDER ENQUIRIES**

**Questions relating to the RFT will be accepted until 12 February 2026 at 16H00**

Queries relating to this tender may be addressed to:

Contact person: A. Mzantsi Contact No: 043 702 8200

Email: [anathi@elidz.co.za](mailto:anathi@elidz.co.za)

## T1.2 TENDER DATA

<b>Project title:</b>	TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF FIRE DETECTION EQUIPMENT		
<b>Contract No:</b>	<b>ES/25/FIRE/DET/01</b>		
<b>Advertising date:</b>	<b>23 January 2026</b>	<b>Closing date:</b>	<b>20 February 2026</b>
<b>Closing time:</b>	<b>12h00</b>	<b>Validity period:</b>	<b>120 Days</b>
<b>Clause number</b>			
	<p>The conditions of tender are the Standard Conditions of Tender as contained in Annexure F of SANS 294: 2004 (Edition 1).</p> <p>The Standard Conditions of Tender make several references to the Tender Data for details that apply specifically to this tender. The Tender Data shall have precedence in the interpretation of any ambiguity or inconsistency between it and the standard conditions of tender.</p> <p>Each item of data given below is cross-referenced to the clause in the Standard Conditions of Tender to which it mainly applies.</p>		
F.1.1	The employer is the East London Industrial Development Zone SOC Ltd		
F.1.2	<p>The tender documents issued by the employer comprise:</p> <p><b>1. THE TENDER</b></p> <p><b>T1 TENDERING PROCEDURES</b></p> <p>T1.1 Tender Notice and Invitation to Tender</p> <p>T1.2 Tender Data</p> <p><b>T2 RETURNABLE SCHEDULES</b></p> <p>T2.1 List of Returnable Documents</p> <p>T2.2 Returnable Schedules</p> <p><b>2. THE CONTRACT</b></p> <p><b>C1.2 CONTRACT DATA</b></p> <p><b>C3 SCOPE OF WORK</b></p> <p><b>C4 SITE INFORMATION</b></p> <p><b>APPENDICES</b></p> <p>A Generic Occupational Health and Safety Specification</p> <p>B Construction Environment Management Plan</p>		

F.1.2 (cont.)	<p><b>VOLUME B: FINANCIAL PROPOSAL</b></p> <p><b>1. THE CONTRACT</b></p> <p><b>C1 AGREEMENT AND CONTRACT DATA</b></p> <p>C1.1 Form of Offer and Acceptance</p> <p>C1.3 Form of Guarantee</p> <p><b>C2 PRICING DATA</b></p> <p>C2.1 Pricing Instructions</p> <p>C2.2 Bills of Quantities</p>										
F.1.4	<p>The employer's agent is:</p> <table border="1"> <tr> <td>Name:</td> <td>Mr Mteteli Zantsi</td> </tr> <tr> <td>Address:</td> <td>ELIDZ Admin 1 Building, lower Chester Rd, Sunnyridge, East London.</td> </tr> <tr> <td>Tel:</td> <td>043 702 8200</td> </tr> <tr> <td>Fax:</td> <td></td> </tr> <tr> <td>E-mail:</td> <td><a href="mailto:mteteli@elidz.co.za">mteteli@elidz.co.za</a></td> </tr> </table>	Name:	Mr Mteteli Zantsi	Address:	ELIDZ Admin 1 Building, lower Chester Rd, Sunnyridge, East London.	Tel:	043 702 8200	Fax:		E-mail:	<a href="mailto:mteteli@elidz.co.za">mteteli@elidz.co.za</a>
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Tel:	043 702 8200										
Fax:											
E-mail:	<a href="mailto:mteteli@elidz.co.za">mteteli@elidz.co.za</a>										
	<p>Add the following sentence: The period of six months may only be reduced should all tenders received be rejected as non-responsive.</p>										
F.2.1	<p>The following tenderers who are registered with the CIDB, or are capable of being registered prior to submissions, are eligible to submit tenders:</p> <p>a) contractors who have a contractor grading designation equal to or higher than a contractor grading designation determined in accordance with the sum tendered for a <b>4SF</b> class of construction work; and</p> <p>Joint ventures are eligible to submit tenders provided that:</p> <ol style="list-style-type: none"> <li>1. every member of the joint venture is registered with the CIDB;</li> <li>2. the lead partner has a contractor grading designation in the 3SF class of construction work; and</li> </ol> <p>The combined contractor grading designation calculated in accordance with the Construction Industry Development Regulations is equal to or higher than a contractor grading designation determined in accordance with the sum tendered for a <b>4SF or higher</b> class of construction work.</p> <p style="text-align: center;">or</p> <p>The joint venture calculator sums the capacity of all the joint venture partners and calculates a grading designation for the joint venture. Notwithstanding the calculated result, the following table summarises the combinations of designations held by Joint Venture partners which will as a result be deemed to satisfy the requirements for the relevant designation:</p>										

	<table border="1"> <tr> <td>Designation</td><td>Deemed to satisfy joint venture arrangements</td></tr> <tr> <td>4</td><td> <p>Three contractors registered in contractor grading designation 3 of which the lead partner must be registered in the class of work under consideration.</p> <p>OR</p> <p>One grade 4 lead partner within the class of work under consideration and any other contractor in any grade combination and any class of work.</p> </td></tr> </table>	Designation	Deemed to satisfy joint venture arrangements	4	<p>Three contractors registered in contractor grading designation 3 of which the lead partner must be registered in the class of work under consideration.</p> <p>OR</p> <p>One grade 4 lead partner within the class of work under consideration and any other contractor in any grade combination and any class of work.</p>
Designation	Deemed to satisfy joint venture arrangements				
4	<p>Three contractors registered in contractor grading designation 3 of which the lead partner must be registered in the class of work under consideration.</p> <p>OR</p> <p>One grade 4 lead partner within the class of work under consideration and any other contractor in any grade combination and any class of work.</p>				
	<p>In Bids where consortia/joint venture/ sub-contractors are involved; each tendering party must submit a separate proof of TCS/PIN/CSD number.</p> <p>Where there is no designated sector, ELIDZ may decide to include a specific bidding condition that only locally produced goods or services with a stipulated minimum threshold for local production and content, will be considered, on condition that such prescript and threshold(s) are in accordance with the specific standards determined by the DTI in consultation with the National Treasury.</p> <p>In the event that the successful Bidder has been awarded the contract with value above R 5 000 000.00 for the same goods/services on a consecutive basis, the successful bidder will be required to submit a Supplier development plan for SMMEs to be agreed with the ELIDZ.</p>				
F2.13.2	The tender document: "It will be the responsibility of the respondent to ensure that the tender/bid reaches the ELIDZ. All tender/bids documents are to be submitted online at <a href="https://tenderportal.elidz.co.za">https://tenderportal.elidz.co.za</a> before the closing date and time. Only PDF documents must be uploaded with a maximum size limit of 30MB per file."				
F2.13.3	Only the original tender submission is required.				
F2.13.6	A two-envelope procedure will be followed.				
F2.14	The ELIDZ will disqualify any submission which is not suitably endorsed, or which is not comprehensively completed.				
F2.15.1	Submissions that are not received on or before the closing time will, in terms of the ELIDZ procurement policy, not be considered.				
F.2.16	The tender offer validity period is 120 days.				
F2.19	Access to premises will not be required.				
F2.23	The tenderer is required to submit with his tender:				

	<ul style="list-style-type: none"> <li><input type="checkbox"/> Tenderers are required to submit a Valid SARS Tax Clearance Certificate with their tender, or the relevant SARS pin code which will allow the ELIDZ to confirm the tenderers tax status on-line</li> <li><input type="checkbox"/> Tenderer is required to provide a CSD registration certificate</li> <li><input type="checkbox"/> Tenderers to provide certified copy of Company Registration Certificate</li> <li><input type="checkbox"/> Tenderers to provide Letter of Good Standing from Compensation Commissioner</li> <li><input type="checkbox"/> Tenderers to provide Proof of Registration with the CIDB in the category <b>4 SF or higher</b></li> <li><input type="checkbox"/> All returnable documents and schedules as listed in 1.2.</li> <li><input type="checkbox"/> Accredited Valid Original or Certified B-BBEE Certificate or Letter from an Accountant confirming Annual Turnover for EMES - Sworn Affidavit confirming annual turnover and B-BEE management split of company</li> <li><input type="checkbox"/> Company Profile</li> <li><input type="checkbox"/> Valid Proof of Office Location (Municipal Clearance Certificate for confirming office address/Lease agreement/Municipal bill)</li> </ul>												
F3.4	Tender submissions that meet the technical threshold will be invited for public opening of the financial proposals after the stipulated closing time and date.												
F3.11	<p>Tender evaluation will be carried out using the 80/20 preference point system, where:</p> <ul style="list-style-type: none"> <li>▪ A maximum of 80 points are allocated for financial offer.</li> <li>▪ A maximum of 20 points are allocated for specific goals.</li> </ul> <p>The above-mentioned evaluation will be subject to offers being responsive and passing the functionality criteria prescribed in the attached schedule.</p> <p>Table: Specific Goals Points Conversion</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 5px;">Estimated Rand Value inclusive of Vat</th> <th style="text-align: center; padding: 5px;">Specific Goals and Point allocation</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">Above R1 000 000 up to R50 000 000</td> <td style="text-align: center; padding: 5px;">80 points for price</td> </tr> <tr> <td></td> <td style="text-align: center; padding: 5px;">10 points - 51% and above Black owned suppliers</td> </tr> <tr> <td></td> <td style="text-align: center; padding: 5px;">5 points - 25% up to 50% Black owned suppliers</td> </tr> <tr> <td></td> <td style="text-align: center; padding: 5px;">0 points below 25% Black owned suppliers</td> </tr> <tr> <td></td> <td style="text-align: center; padding: 5px;">3 point for 51% and above Youth owned suppliers</td> </tr> </tbody> </table>	Estimated Rand Value inclusive of Vat	Specific Goals and Point allocation	Above R1 000 000 up to R50 000 000	80 points for price		10 points - 51% and above Black owned suppliers		5 points - 25% up to 50% Black owned suppliers		0 points below 25% Black owned suppliers		3 point for 51% and above Youth owned suppliers
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	0 points below 25% Black owned suppliers												
	3 point for 51% and above Youth owned suppliers												

**4 point for 51% and above Women owned suppliers.**

**3 points for SMME's (EME or QSE)**

#### **Specific Goals returnable Documents**

<b>Evaluation Criteria</b>	<b>Returnable document</b>
51% and above Black owned suppliers	SANAS accredited BBBEE Certificate/Affidavit
Eastern Cape Based suppliers	Municipality Bill or Lease agreement of any valid proof of address
51% and above Youth owned suppliers	BBBEE Certificate/Affidavit/CSD report
51% and above Women owned suppliers.	BBBEE Certificate/Affidavit/CSD report
persons with disabilities	BBBEE Certificate/Affidavit/CSD report

#### **Quality/Functionality Evaluation**

The score achieved for quality/functionality will be assessed using the following criteria, each of which will be scored individually up to the maximum number of points indicated (failure to submit the relevant information will result in zero scores for that section):

<b>DETAILED BREAKDOWN OF FUNCTIONALITY POINTS – FIRE DETECTION</b>		
<b>Details</b>	<b>Points Scoring</b>	<b>Points Allocation</b>
<b>Criteria 1: Registered Business Location</b>		<b>20</b>
1.1 If the tenderer has a registered and currently operational office within the boundaries of Buffalo City Metropolitan Municipality (Provide lease agreement and/or BCM utility bill)		20
1.2 If the tenderer has a registered and currently operational office within the boundaries of the Eastern Cape		10
1.3 If the tenderer has a registered and currently operational office Outside Eastern Cape		0
<b>Criteria 2: Applicant's Expertise and Resources</b>		<b>30</b>
<b>2.1 Staffing Levels (full CV's of proposed persons to be provided with 3 contactable referees).</b>		
2.1.1 Fire Detection Technician - Attach CV and applicants' SAQCC (Fire & Gas) certificate and contactable referees		
≥ 10 years relevant experience on Fire Detection (FD) projects		15
≥ 7 years < 10 years relevant experience on FD projects		10
≥ 4 years < 7 years relevant experience on FD projects		5
CV with NO contactable references		0

Fire Detection Technician - Attach CV and applicants' SAQCC (Fire & Gas) certificate and contactable referees		
Not a qualified horticulturist but has MORE than 10 years of verifiable horticultural or irrigation maintenance experience in industrial or commercial projects (Attach CV with contactable references)		10
<b>2.1.2 Assistant Fire Detection Technician - Attach CV and applicants' SAQCC (Fire &amp; Gas) certificate and contactable referees</b>		
≥ 5 years relevant experience on Fire Detection projects		15
≥ 3 years < 5 years relevant experience on Fire Detection projects		10
≥ 1 year < 3 years relevant experience on Fire Detection projects		5
CV with NO contactable references		0
<b>Criteria 3. Relevant Company Experience</b>		<b>30</b>
3.1 Similar Fire Detection projects - 10 points can be scored for each confirmed Fire Detection projects in progress or carried out in the past 5 years (Attach 3 reference letters (Annexure 2 Part A&B) reference letter		30
<b>Criteria 4: Implementation Methodology</b>		<b>10</b>
4.1 Company required to provide detailed method statements, which demonstrate the manner in which work is carried out typically on a maintenance contract of this nature, and should cover a minimum of five core activities (two points scored per activity)		10
Basic Fire Detection maintenance services,		2
Urgent/Emergency response services,		2
Contract Management including managing live environments,		2
Site supervision,		2
OHS/CEMP compliance is envisaged.		2
<b>Criteria 5: Occupational Health and safety (OHS)</b>		<b>10</b>
5.1 Attach OHS Officer CV, with a proof of SHE Rep training certificate, preferably SAMTRAC.		10
	Total Points Scored	Maximum Points
<b>TOTAL EVALUATION SCORE FOR FUNCTIONALITY</b>		<b>100</b>
<b>PERCENTAGE POINTS SCORED</b>	%	<b>100%</b>

Tender offers scoring less than 70 points out of 100 points for quality/functionality will be regarded as non-responsive and not considered further.

#### Financial Offer Evaluation

The score achieved for financial offer will be determined using formula 2 (option 1) as follows:

$$\text{Points awarded} = 80 \left[ 1 - \frac{P - P_m}{P_m} \right]$$

Where  $P$  = the comparative offer of the tender offer under consideration  
 $P_m$  = the comparative offer of the lowest responsive tender

#### **Preference Evaluation Criteria**

A maximum of twenty (20) points will be awarded to a tenderer for achieving Specific goals objectives. Specific goals points shall be computed using a relevant scorecard as guided by the company's annual turnover. This is in accordance with the new Codes of Good Practice.

All tenders with functionality less than 70% of the total functional requirements will not be considered for the next stage of tender evaluation. ELIDZ reserves the right to negotiate if preferred bidder's proposal exceeds ELIDZ project estimate.

The tender will be awarded to the bid with the highest number of points. A tender may be awarded to a bidder that did not score the highest number of points if reasonable and justifiable grounds exist.

Any contract offered by the ELIDZ will be based on the correctness of information submitted by the service providers. Any misrepresentation of facts by a service provider may lead to disqualification. Should such misrepresentation be uncovered after the commencement of the contracted work, the ELIDZ reserves the right to terminate the contract and recover all payments made to that service provider and any costs that may have been incurred in the process.

ELIDZ reserves the right to have the tenderer's Black Economic Empowerment Credentials verified by an independent agency. (Procurement Handbook – Annexure: 1 must be fully completed and supplementary information may be completed by service providers with a turnover of less than R10m and be accompanied by letter from an accounting firm or SARS confirming the company's or sworn affidavit turnover is less than R10m).

Tender offers will only be considered if:

- a) the tenderer or any of its directors is not listed on the Register of Tender Defaulters in terms of the Prevention and Combating of Corrupt Activities Act of 2004 as a person prohibited from doing business with the public sector; and
- b) the tenderer has :
  - i. abused the Employer's Supply Chain Management System; or
  - ii. failed to perform on any previous contract and has been given a written notice to this effect.
  - iii. is not under restrictions, or has principals who are under restrictions, preventing participating in the ELIDZ procurement,
  - iv. c) has the legal capacity to enter into the contract,
  - v. d) is not insolvent, in receivership, under Business Rescue as provided for in chapter 6 of the Companies Act, 2008, bankrupt or being wound up, has his affairs administered by a court or a judicial officer, has suspended his business activities, or is subject to legal proceedings in respect of any of the foregoing,
  - vi. e) complies with the legal requirements, if any, stated in the tender data, and
  - i. f) is able, in the opinion of the ELIDZ, to perform the contract free of conflicts of interest.
- c) All returnable documents and schedules as listed in 1.2.1 have been completed and submitted with this document.

The number of paper copies of the signed contract to be provided by the employer is 1 (one).

#### **Response format**

Tender

pg T-12

T1.1

Part T1: Tendering procedures

Tender Notice and Invitation to Tender

Reference no ES/25/FIRE/DET/01

### **1.1 Locality**

This contract is classified as a high risk contract requiring urgent response of less than 20 minutes in case of emergency alarms.

### **1.2 Service Provider Skills Competency**

The Fire Detection Technicians must attach CV's to reflect the following skills:

- Senior Fire Detection Technician must be a qualified personnel with the South African Qualifications and Certification Committee (SAQCC) in the fire and gas category; and must have experience on installation, replacement and maintenance work of fire detection projects or contracts.
- Assistant Fire Detection Technician must be a qualified personnel with the South African Qualifications and Certification Committee (SAQCC) in the fire and gas category; and must have experience on installation, replacement and maintenance work of fire detection projects or contracts.

### **1.3 Relevant Company experience**

- Bidders must attach appointment letter together with fully completed Annexure 2 Part A & B reference letter to each submitted appointment letter as proof of prior experience pertaining to installation and repairs of the air-conditioning project successfully executed. **(Letters to be within the past 5 years and must indicate the value of the contract in Rands)**

### **1.4 Implementation Methodology**

- Bidders must attach method statements that indicate how the work will be carried out. The methodology must show how the bidder will complete the following: -
  - How will the bidder complete a basic maintenance and replacement service of fire detection,
  - How will the bidder respond to an emergency or equipment failure
  - How will the bidder manage contract, how they will ensure that the terms and conditions of the contract are complied with. The bidder must also show how they will manage live environments (the real-world operational production setting specifically during replacements.)
  - How will the site be monitored and the submission of inspection reports.
  - How will the bidder must outline how OHS/CEMP compliance is envisaged.

### **1.5 OHS Officer**

The bidder must attach OHS Officer CV, with a proof of SHE Rep training certificate, preferably SAMTRA

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## **T2 RETURNABLE SCHEDULES**

The Tenderer must complete the following returnable documents in all respect and provide all information as required. Failure to do so WILL result in the Tenderer being scored zero for the applicable category.

### **T2.1 LIST OF RETURNABLE DOCUMENTS**

Checklist
<b>Compulsory Submissions</b>
Letter of Good Standing with Compensation Commissioner
Proof of registration with CIDB in required category
Declaration of Form of Acceptance to be signed
ELIDZ Procurement Handbook
<b>Submissions for Evaluation</b>
<b>Detailed breakdown of functionality points</b>
CVs of proposed key staff
Relevant Company Experience
Implementation Methodology
Registration on Central Supplier Database (CSD) from National Treasury and MAAA
Valid Tax Clearance Certificate /on-line pin number
Valid original or certified copy of BBBEE Certificate or Sworn Affidavit
Proof of Company Registration
Municipality Bill or Lease agreement of any valid proof of address
Form P01 Contractor General Information
Form P02 Ownership Details
Form P03 Contractor Facilities
Form P04 Size of Enterprise and Current Workload
Form P05 Staffing Profile
Form P06 Previous Experience
Form P06-1 Previous experience referencing
Form P07 Record of Addenda to Tender Documents

I, the authorised signatory hereby confirm that the Form of Offer has been completed in full and enclosed in envelope "B" and that no financial offers of any sort have been declared in envelope "A". I further understand that failure to attach the above-mentioned documentation to the designated pages allocated will result in said document being deemed missing from the tender submission.

Signature of Tenderer: .....

Date: .....

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **PART 1**

### **COMPULSORY SUBMISSIONS**

**CONTRACT NO: ES/25/FIRE/DET/01**

**PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT  
OF FIRE DETECTION EQUIPMENT**

## INVITATION TO BID

**YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE EAST LONDON INDUSTRIAL DEVELOPMENT ZONE SOC LTD**

BID NUMBER:	ES/25/FIRE/DET/01	CLOSING DATE:	20 February 2026	CLOSING TIME:	12h00 pm (Noon)
-------------	-------------------	---------------	------------------	---------------	-----------------

DESCRIPTION	TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF FIRE DETECTION EQUIPMENT
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**BID RESPONSE DOCUMENTS TO BE DEPOSITED ELECTRONICALLY AT**

<https://tenderportal.elidz.co.za>

--	--	--	--

BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO		TECHNICAL ENQUIRIES MAY BE DIRECTED TO:	
CONTACT PERSON	<b>A Mzantsi</b>	CONTACT PERSON	<b>Xolive Ndobeni</b>
TELEPHONE NUMBER	<b>043 702 8200</b>	TELEPHONE NUMBER	<b>043 702 8200</b>
FACSIMILE NUMBER		FACSIMILE NUMBER	
E-MAIL ADDRESS	<b>anathi@elidz.co.za</b>	E-MAIL ADDRESS	<b>xolive@elidz.co.za</b>

**SUPPLIER INFORMATION**

NAME OF BIDDER				
POSTAL ADDRESS				
STREET ADDRESS				
TELEPHONE NUMBER	CODE		NUMBER	
CELLPHONE NUMBER	CODE		NUMBER	
FACSIMILE NUMBER	CODE		NUMBER	
E-MAIL ADDRESS				
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.	

**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**

a) The applicable preference point system for this tender is the 80/20 preference point system.

1.3 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.

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

The maximum points for this tender are allocated as follows:

	<b>POINTS</b>
<b>PRICE</b>	80
<b>SPECIFIC GOALS</b>	20
<b>Total points for Price and SPECIFIC GOALS</b>	<b>100</b>

1.5 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.

1.6 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).

## 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 points is allocated for price on the following basis:

**80/20**

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

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.**

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

The specific goals allocated points in terms of this tender	Number of points allocated	Number of points claimed
Black owned supplier	10 points (51-100%) 5 points (25-50%)	
51% and above Youth owned supplier	3 point	
51% and above Women owned supplier	4 point	
SMME's (EME or QSE)	3 points	

#### 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 proprietor
- Close corporation
- Public Company
- Personal Liability Company
- (Pty) Limited
- Non-Profit Company

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.

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

**SURNAME AND NAME:** .....

**DATE:** .....

**ADDRESS:** .....

.....

.....

## **DECLARATION OF BIDDER'S PAST SUPPLY CHAIN MANAGEMENT PRACTICES (SBD 8)**

- 1 This Standard Bidding Document must form part of all bids invited.
- 2 It serves as a declaration to be used by institutions in ensuring that when goods and services are being procured, all reasonable steps are taken to combat the abuse of the supply chain management system.
- 3 The bid of any bidder may be disregarded if that bidder, or any of its directors have-
  - a. abused the institution's supply chain management system;
  - b. committed fraud or any other improper conduct in relation to such system; or
  - c. failed to perform on any previous contract.
- 4 **In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.**

Item	Question	Yes	No
4.1	<p>Is the bidder or any of its directors listed on the National Treasury's Database of Restricted Suppliers as companies or persons prohibited from doing business with the public sector?</p> <p>(Companies or persons who are listed on this Database were informed in writing of this restriction by the Accounting Officer/Authority of the institution that imposed the restriction after the <i>audi alteram partem</i> rule was applied).</p> <p><b>The Database of Restricted Suppliers now resides on the National Treasury's website(<a href="http://www.treasury.gov.za">www.treasury.gov.za</a>) and can be accessed by clicking on its link at the bottom of the home page.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>

4.1.1	If so, furnish particulars:		
4.2	Is the bidder or any of its directors listed on the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004)? <b>The Register for Tender Defaulters can be accessed on the National Treasury's website (<a href="http://www.treasury.gov.za">www.treasury.gov.za</a>) by clicking on its link at the bottom of the home page.</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.2.1	If so, furnish particulars:		
4.3	Was the bidder or any of its directors convicted by a court of law (including a court outside of the Republic of South Africa) for fraud or corruption during the past five years?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.3.1	If so, furnish particulars:		
4.4	Was any contract between the bidder and any organ of state terminated during the past five years on account of failure to perform on or comply with the contract?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.4.1	If so, furnish particulars:		

## SBD 8

### CERTIFICATION

I, THE UNDERSIGNED (FULL NAME).....

CERTIFY THAT THE INFORMATION FURNISHED ON THIS DECLARATION FORM IS TRUE AND CORRECT.

I ACCEPT THAT, IN ADDITION TO CANCELLATION OF A CONTRACT, ACTION MAY BE TAKEN AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....  
Signature

.....  
Date

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



.....  
**Position**

.....  
**Name of Bidder**

### **CERTIFICATE OF INDEPENDENT BID DETERMINATION (SBD 9)**

I, the undersigned, in submitting the accompanying bid:

---

(Bid Number and Description)

in response to the invitation for the bid made by:

---

\_\_\_\_\_

(Name of Institution)

do hereby make the following statements that I certify to be true and complete in every respect:

I certify, on behalf

of: \_\_\_\_\_ that:

(Name of Bidder)

1. I have read and I understand the contents of this Certificate;
2. I understand that the accompanying bid will be disqualified if this Certificate is found not to be true and complete in every respect;
3. I am authorized by the bidder to sign this Certificate, and to submit the accompanying bid, on behalf of the bidder;
4. Each person whose signature appears on the accompanying bid has been authorized by the bidder to determine the terms of, and to sign the bid, on behalf of the bidder;
5. For the purposes of this Certificate and the accompanying bid, I understand that the word "competitor" shall include any individual or organization, other than the bidder, whether or not affiliated with the bidder, who:
  - (a) has been requested to submit a bid in response to this bid invitation;

- (b) could potentially submit a bid in response to this bid invitation, based on their qualifications, abilities or experience; and
- (c) provides the same goods and services as the bidder and/or is in the same line of business as the bidder

6. The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However communication between partners in a joint venture or consortium<sup>3</sup> will not be construed as collusive bidding.

7. In particular, without limiting the generality of paragraphs 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:

- (a) prices;
- (b) geographical area where product or service will be rendered (market allocation)
- (c) methods, factors or formulas used to calculate prices;
- (d) the intention or decision to submit or not to submit, a bid;
- (e) the submission of a bid which does not meet the specifications and conditions of the bid; or
- (f) bidding with the intention not to win the bid.

8. In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications and conditions or delivery particulars of the products or services to which this bid invitation relates.

9. 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.

<sup>3</sup> Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

10. 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 section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

### Signature

Date

## Position

**Name of Bidder**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



**LETTER OF GOOD STANDING FROM WORKMEN'S  
COMPENSATION OFFICER**

**TENDERER TO ATTACH LETTER OF GOOD STANDING UNDER  
THIS PAGE**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **PROOF OF CIDB COMPANY REGISTRATION IN THE REQUIRED CATEGORY**

**TENDERER TO ATTACH PROOF OF CIDB COMPANY  
REGISTRATION UNDER THIS PAGE**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **SIGNED DECLARATION OF FORM OF ACCEPTANCE**

### **Declaration of Form of Offer and Acceptance**

The Tenderer must declare that the Form of Offer and Acceptance in Envelope B "Financial Proposal" is completed and signed. Failure to complete and sign the declaration will render the tender non-responsive

Tenderer: .....

Name of Representative: .....

Telephone number: .....

Fax number: .....

Designation: .....

I, the authorised signatory of the Tenderer, hereby declare that the Form of Offer and Acceptance in Envelope B "Financial Proposal" is completed and signed.

Signature of Tenderer: .....

Date: .....

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **PART 2**

### **SUBMISSIONS FOR FUNCTIONALITY EVALUATION**

**CONTRACT NO: ES/25/FIRE/DET/01**

**PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT  
OF FIRE DETECTION EQUIPMENT**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



**CRITERIA 1 – INSERT/ATTACH UNDER THIS PAGE**

- Registered Business Location
- Provide lease agreement and/or BCM utility bill

**CRITERIA 2– INSERT/ATTACH UNDER THIS PAGE**

**CV'S OF PROPOSED KEY STAFF**

- **Tenderer to attach CV of Fire Detection Technician**
- **Tenderer to attach CV of Assistant Fire Detection Technician**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



### **CRITERIA 3– INSERT/ATTACH UNDER THIS PAGE**

### **PROOF OF COMPANY RELEVANT EXPERIENCE - REFERENCES**

**Tenderers to attach Annexure P06-1 (Part A &Part B)**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **CRITERIA 4 – INSERT/ATTACH UNDER THIS PAGE**

### **IMPLEMENTATION METHODOLOGY**

## **CRITERIA 5 – INSERT/ATTACH UNDER THIS PAGE**

### **OCCUPATIONAL HEALTH AND SAFETY**

- **Attach OHS Officer CV, with a proof of SHE Rep training certificate, preferably SAMTRAC**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **SUBMISSIONS FOR FUNCTIONALITY EVALUATION**

**CONTRACT NO: ES/25/FIRE/DET/01**

**PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE  
REPLACEMENT OF FIRE DETECTION EQUIPMENT**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **CENTRAL SUPPLIER DATABASE REGISTRATION FROM NATIONAL TREASURY & MAAA**

**TENDERER TO ATTACH PROOF OF CSD TO THIS PAGE**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



**TENDERER TO ATTACH ORIGINAL TAX CLEARANCE  
CERTIFICATE TO THIS PAGE**

**TAX CLEARANCE CERTIFICATE**

**OR**

**PROVIDE BELOW THE RELEVANT SARS ONLINE PIN CODE**

**SARS PIN CODE** \_\_\_\_\_

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **BBBEE CERTIFICATE**

**TENDERER TO ATTACH ORIGINAL OR CERTIFIED COPY OF  
BBBEE VERIFICATION CERTIFICATE TO THIS PAGE**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **PROOF OF COMPANY REGISTRATION**

**TENDERER TO ATTACH PROOF OF COMPANY REGISTRATION  
TO THIS PAGE**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **ELIDZ PROCUREMENT HANDBOOK**

**(Complete and sign)**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



**ELIDZ Procurement Hand-Book**

**Supplementary Information**

**Company Name:**.....

**Latest Annual Turnover:** R.....

**Net Profit after Tax from Latest Financial Statements:** R.....

**Declaration**

I understand that should my business be awarded a contract, said contract offered will be subject to the information given on this form being correct.

Any misrepresentation of facts may lead to disqualifications. Should such misrepresentation be uncovered after commencement of contract work, the ELIDZ reserves the right to terminate the contract and recover all payments made to the business.

**Full Name:**  **Initials:**

Signature \_\_\_\_\_

Date \_\_\_\_\_

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **ADDITIONAL EVALUATION CRITERIA**

**CONTRACT NO: ES/25/FIRE/DET/01**

**PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE  
REPLACEMENT OF FIRE DETECTION EQUIPMENT**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **FORM P01: CONTRACTOR GENERAL INFORMATION**

**FORM P01: CONTRACTOR GENERAL INFORMATION**

Name of tendering entity:	
---------------------------	--

**Section 1 : Contact Details:**

Address:	
Tel No:	(        )
Fax No:	(        )
E-mail address:	

**Section 2 : Legal entity: (Mark with an X)**

Sole proprietor	
Partnership	
Close corporation	
Company (Pty) Ltd	
Joint Venture	

(In the case of a Joint Venture, provide details on joint venture members:)

Joint Venture member	Type of entity (as defined above)

**FORM P01: CONTRACTOR GENERAL INFORMATION (Cont.)**

**Section 3 : General Particulars**

**Income Tax reference number:** .....  
(In the case of a joint venture, provide for all joint venture members.)

**VAT registration number:** .....  
(In the case of a joint venture, provide for all joint venture members.)

**District Municipality in which the enterprise is registered:** .....  
(In the case of a joint venture, provide for all joint venture members.)

**Registration number at Department of Labour:** .....  
(In the case of a joint venture, provide for all joint venture members.)

**Company or close corporation registration number:** .....  
(In the case of a joint venture, provide for all joint venture members.)

**CIDB registration number:** .....  
(In the case of a joint venture, provide for all joint venture members.)

**For joint ventures the following must be attached:**

- Written power of attorney for authorised signatory
- Pro-forma of the joint venture agreement.
- The major partner to satisfy at least 40 percent of the turnover amount given in P04, and each other partner at least 25 percent of the amount.

**FORM P01: CONTRACTOR GENERAL INFORMATION (Cont.)**

**Section 4 : Record in the service of the state**

Indicate by marking the relevant boxes with a cross, if any sole proprietor, partner in a partnership or director, manager, principal shareholder or stakeholder in a company or close corporation is currently or has been within the last 12 months in the service of any of the following:

- a member of any municipal council
- a member of any provincial legislature
- a member of the National Assembly or the National Council of Province
- a member of the board of directors of any municipal entity
- an official of any municipality or municipal entity
- an employee of any provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act 1 of 1999)
- a member of an accounting authority of any national or provincial public entity
- an employee of Parliament or a provincial legislature

**If any of the above boxes are marked, disclose the following:**

Name of sole proprietor, partner, director, manager, principal shareholder or stakeholder	Name of institution, public office, board or organ of state and position held	Status of service (tick appropriate column)	
		Current	Within last 12 months

**FORM P01: CONTRACTOR GENERAL INFORMATION (Cont.)**

**Section 5 : Record of spouses, children and parents in the service of the state**

Indicate by marking the relevant boxes with a cross, if any spouse, child or parent of a sole proprietor, partner in a partnership or director, manager, principal shareholder or stakeholder in a company or close corporation is currently or has been within the last 12 months in the service of any of the following

- a member of any municipal council
- a member of any provincial legislature
- a member of the National Assembly or the National Council of Province
- a member of the board of directors of any municipal entity
- an official of any municipality or municipal entity
- an employee of any provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act 1 of 1999)
- a member of an accounting authority of any national or provincial public entity
- an employee of Parliament or a provincial legislature

If any of the above boxes are marked, disclose the following:

Name of spouse, child or parent	Name of institution, public office, board or organ of state and position held	Status of service (tick appropriate column)	
		Current	Within last 12 months

**FORM P01: CONTRACTOR GENERAL INFORMATION (Cont.)**

The undersigned, who warrants that he / she is duly authorised to do so on behalf on the enterprise:

- i) authorises the Employer to obtain a tax clearance certificate from the South African Revenue Services that my / our tax matters are in order;
- ii) confirms that neither the name of the enterprise or the name of any partner, manager, director or other person, who wholly or partly exercises, or may exercise, control over the enterprise appears on the Register of Tender Defaulters established in terms of the Prevention and Combating of Corrupt Activities Act of 2004;
- iii) confirms that no partner, member, director or other person, who wholly or partly exercises, or may exercise, control over the enterprise, has within the last five years been convicted of fraud or corruption;
- iv) confirms that I / we are not associated, linked or involved with any other tendering entities submitting tender offers and have no other relationship with any of the tenderers or those responsible for compiling the scope of work that could cause or be interpreted as a conflict of interest; and
- v) confirms that the contents of this questionnaire are within my personal knowledge and are to the best of my belief both true and correct.

**Name of Signatory:** .....

**Capacity:** .....

**Signed on behalf of Tenderer:** .....

**Dated:** .....

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## FORM P02: OWNERSHIP DETAILS

## **FORM P02: OWNERSHIP DETAILS**

**Details of proprietor, partners, close corporation members, or company directors.**

(in the case of a joint venture, provide for all joint venture members)

**Name of Signatory:** .....

**Capacity:** .....  
.....

**Signed on behalf of Tenderer:** .....

**Dated:** \_\_\_\_\_

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **FORM P03: CONTRACTOR FACILITIES**

**FORM P03: CONTRACTOR FACILITIES**

**Physical facilities:**

Provide information on offices, factories, yards and warehouses occupied by your enterprise. (Attach details if the space provided is not enough.) (List joint venture partner(s) separately if applicable.)

Description	Address	Area (m <sup>2</sup> )

**Plant and equipment:**

Provide information on all plant and equipment owned by your enterprise. (Attach details if the space provided is not enough.) (List joint venture partner(s) separately if applicable.)

Description: Plant and Equipment owned	Number of units	Currently in use on contract.

**Name of Signatory:** .....

**Capacity:** .....

**Signed on behalf of Tenderer:** .....

**Dated:** .....

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **FORM P04: SIZE OF ENTERPRISE AND CURRENT WORKLOAD**

**FORM P04: SIZE OF ENTERPRISE AND CURRENT WORKLOAD**

What was your turnover in the previous financial year? . . . . .

What is the estimated turnover for your current financial year? . . . . .

List your current contracts and obligations:

Description	Value (R)	Start Date	Duration	Expected completion date

Do you have the capacity to supply the goods and services described in this tender should the contract be awarded to you? . . . . .

**BANKING DETAILS:**

Bank: .....

Branch: .....

Account No.: .....

Branch Code: .....

Account Name: .....

**Name of Signatory:** .....

**Capacity:** .....

**Signed on behalf of Tenderer:** .....

**Dated:** .....

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **FORM P05: STAFFING PROFILE**

**FORM P05: STAFFING PROFILE**

Provide information on the staff that you have available to execute this contract. (Attach a separate list if the space provided is insufficient.) (List joint venture partner(s) separately if applicable.)

<b>Category * of Permanently employed staff for the project:</b>	<b>Number of Staff</b>	<b>HDI Y/N</b>
<b>Category * of Temporary staff to be employed for the project:</b>	<b>Number of Staff</b>	<b>HDI Y/N</b>

Provide information on key staff you intend utilising on this contract, should it be awarded to you. (In the case of engineering construction projects key staff are defined as staff of foreman level and above).

<b>Name</b>	<b>Position in your organisation</b>	<b>Qualifications</b>	<b>Experience</b>	<b>HDI Y/N</b>

**Name of Signatory:** .....

**Capacity:** .....

**Signed on behalf of Tenderer:** .....

**Dated:** .....

**Note:** \*Category refers to the job designation of the person listed  
(eg. Manager, Foreman, Admin, Technician, etc.)

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **FORM P06: PREVIOUS RELEVANT EXPERIENCE**

## **FORM P06: PREVIOUS RELEVANT EXPERIENCE**

Provide the following information on **relevant** previous experience of the company (indicate specifically projects of similar or larger size, and/or which are similar with regard to type of work).

**Signed letters of reference from quoted companies (on relevant company letterhead) to be provided**

**Name of Signatory:** .....

**Capacity:** .....  
.....

**Signed on behalf of Tenderer:** .....

**Dated:** \_\_\_\_\_

**Annexure 2 - P06 - 1 (Part A & Part B)  
ELIDZ RFT –Details of previous similar work experience**

**PLEASE NOTE:**

Similar work is determined by the contract period for maintenance of Roadway lighting provided to a company on the following:

- Maintenance and repairs to Roadway & Platform security lighting
- Supply, installation and maintenance of Roadway & Platform security lighting.
- The referees are to complete the entire Annexure P06 - 1 (**Part A & Part B**).
- It is critical for the referees to include their signatures, and company stamps in the spaces provided.
- It is critical for the referees to include their contact details to enable verification of the reference.
- (0 - for poor services received, 2 – for average services received, 3 - for good services received, 4 - for good services received, 5 - for excellent services received)
- Copies of this annexure is to be provided to at least 3 referees for completion and then returned by the respondent / tenderer as part of the RFT submission.

**PART A**

<u>Biographical Information</u>	
Company name of Respondent / tenderer:	
Company name of client / referee:	
Nature of business of company of client / referee:	
Location / address of client / referee:	
Company stamp of client / referee: In the event the referee does not possess a company stamp. The referee should submit a letter on company letterhead confirming sign-off of ELIDZ forms template	

Client / referee: Representative	
Client / referee: Representative - Contact details:	Cell: Landline: Alternate Number:
Client / referee: Representative - Signature	
<b><u>Contract Information</u></b>	
Description of the contract:	
Contract start date: date/month/year	
Contract end date: date/month/year	

### Annexure 2 – Continued

#### PART B

Referee to score the attributes listed in the below table

Item	(0 - for poor services received, 2 – for average services received, 3 - for good services received, 4 - for good services received, 5 - for excellent services received)
A. Compliance with contract terms and conditions	
B. Overall rating of performance	
A + B = Total Score	

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **FORM P07: RECORD OF ADDENDA TO TENDER DOCUMENTS**

**FORM P07: RECORD OF ADDENDA TO TENDER DOCUMENTS**

We confirm that the following communications received from the Employer before the submission of this tender offer, amending the tender documents, have been taken into account in this tender offer:

	Date	Title or Details
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Attach additional pages if more space is required.

**Name of Signatory:** .....

**Capacity:** .....

**Signed on behalf of Tenderer:** .....

**Dated:** .....

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **PART 2**

### **THE CONTRACT**

**CONTRACT NO: ES/25/FIRE/DET/01**

**PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT  
OF FIRE DETECTION EQUIPMENT**

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## **C1.2 CONTRACT DATA**

## C1.2 CONTRACT DATA FOR

<b>Project title:</b>	<b>PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF FIRE DETECTION EQUIPMENT</b>
<b>Contract No:</b>	<b>ES/25/FIRE/DET/01</b>

	<b>PART 1: DATA PROVIDED BY THE EMPLOYER</b>
	<b>CONDITIONS OF CONTRACT</b>
	<p>The General Conditions of Contract for Construction Works (2015) [hereinafter referred to as GCC 2015], published by the South African Institution of Civil Employer's Agenting, is applicable to this Contract.</p> <p>Where the SERVICE PROVIDER has incurred any liability to the CLIENT, whether arising from or under this Agreement or otherwise howsoever arising, the CLIENT may, without notice to the SERVICE PROVIDER set-off the amount of such liability against any liability of the CLIENT to the SERVICE PROVIDER arising from or under this Agreement, whether either such liability is liquidated or unliquidated, present, or future, accrued or contingent, unless otherwise agreed to in writing by the CLIENT.</p>
	<b>CONTRACT SPECIFIC DATA</b>
	<p>The following contract specific data; amendments; additions; or omissions are applicable to this Contract.</p>

<b>CLAUSES</b>	<b>Compulsory Data</b>
1.1.14	<p>The name of the “Employer” is East London Industrial Development Zone SOC Ltd.</p>
1.2.2	<p>The address of the Employer is</p> <p>Physical Address:</p> <p>Lower Chester Road, Sunnyridge</p> <p>Buffalo City (East London)</p> <p>5201</p> <p>Postal Address:</p> <p>P.O. Box 5458</p> <p>Greenfields</p> <p>5208</p> <p>Telephone: 043 – 702 8200</p>

1.1.15	The name of the Employer is: East London Industrial Development Zone SOC Ltd – represented by
1.1.1.16	<p>The address of the Employer's Agent is</p> <p>Physical Address:</p> <p>Lower Chester Road, Sunnyridge</p> <p>Buffalo City (East London)</p> <p>5201</p> <p>Postal Address:</p> <p>P.O. Box 5458</p> <p>Greenfields</p> <p>5208</p> <p>Telephone: 043 – 702 8200</p>
5.8.1	The special non-working days are statutory public holidays.
5.8.1	The year-end break commences on 15 December 2026 and ends on 15 January 2027.
Appendix 3	10% will be deducted from each payment certificate (up to 10% of the value of the contract) and will be retained as Retention Money. Half of the Retention Money will be released at Works Completion.
1.3.5	<p>Replace in its entirety with the following:</p> <p>The Employer will become the owner of the information, documents, advice, recommendations, and reports collected, furnished and/or compiled by the Contractor during the course of, and for the purposes of executing this Contract, all of which will be handed over to the Employer on request, but in any event on the termination and/or cancellation of this Contract for whatever reason. The Contractor relinquishes its retention or any other rights to which it may be entitled.</p>
1.3.6	<p>Add the following as 1.3.6:</p> <p>The copyright of all information, documents, advice, recommendations and reports compiled by the Contractor during the course of and for the purposes of finalising the Works will vest in the Employer, must be regarded as confidential and may not be reproduced or distributed or made available to any person outside the Employer's service, or to any institution in any way, and may not be published either during the currency of this contract or after termination thereof without the prior written consent of the Employer. The Employer shall have the right to use such material for any other purpose without the approval of, information or payment to the Contractor.</p>

1.3.7	<p>Add the following as 1.3.7</p> <p>The copyright of all electronic aids, software programmes etc. prepared or developed in terms of the Contract shall vest in the Employer, who shall have the right to use such material for any other purpose without the approval of, information or payment to the Contractor.</p>
1.3.8	<p>Add the following as 1.3.8:</p> <p>In case of the Contractor providing documents, electronic aids, software programmes or like material to the Employer, the development of which has not been at the expense of the Employer, copyright shall not vest in the Employer. The Contractor shall be required to indicate to which documents, electronic aids, software programmes or like material this provision applies.</p>
4.6.1	<p>Replace with the following:</p> <p>The Contractor hereby indemnifies the Employer against any action, claim, damages or legal cost that may be instituted against the Employer on the grounds of an alleged infringement of any copyright or any other intellectual property right in connection with the Works outlined in this Contract.</p>
5.3.1	<p>Replace with the following:</p> <p>The Contractor shall, save as may be otherwise provided in the Contract or be legally or physically impossible, commence executing the Works immediately from the date the Contractor is given access to and possession of the Site in terms of Clause 11</p>
5.4.1	<p>Replace the word "On the Commencement date" with the words "Within 14 days of the Contractor submitting to the Employer's Agent an acceptable health and safety plan required in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993)"</p>
5.6.1	<p>The Contractor shall deliver his Programme of work within 14 days from the Commencement Date.</p>
5.9.1	<p>Amend as follows:</p> <p>"On the date that the Contractor is given access to and possession of the site, the Employer's Agent shall deliver to the Contractor three (3) copies, at no cost to the Contractor, of the drawings and any instructions required for the commencement of the Works. The cost of any additional copies of such drawings and/or instructions, as may be required by the Contractor, will be for the account of Contractor.</p>
7.6.4	<p>Replace the words "within a reasonable time" with the words "within the period stipulated by the Employer's Agent in such order..."</p>

7.9.1	<p>Add the following at the end of this clause:</p> <p>Such losses or damages may be recovered from the Contractor by deducting the same from any amounts still due under this Contract or under any other contract presently or hereafter existing between the Employer and the Contractor and for this purpose all these contracts shall be considered one indivisible whole.</p>
8.6.1.1	The Contractor shall only be required to insure the Works in so far as this comprises new construction. He shall however be required to insure whatever plant, vehicles, tools, equipment and materials are utilised in the execution of his maintenance activities.
8.6.1.2	The Employer will not supply any materials.
8.6.1.3	<p>The insurance is not required to cover professional fees.</p> <p>8.6.1.3 Public Liability Insurance shall have a limit of Indemnity of not less than R10 million for any one event. The Public Liability Insurance cover must be extended to include:</p> <ul style="list-style-type: none"> <li>▪ Spread of fire</li> <li>▪ Damage to underground services</li> <li>▪ Surrounding property</li> </ul>
6.5.1	The percentage allowance to cover overhead charges on labour and supervision is 33%, and on material cost the percentage allowance is 10%.
5.7.2	<p>Add the following to the end of the second paragraph:</p> <p>“which costs may be deducted from any payments due to the Contractor in terms of the Contract or any other Contract, within the two-year period, existing between the Employer and the Contractor and for this purpose all these shall be considered on indivisible whole”</p>
5.5.1	The contract period for the Works is <b>36 months</b> .
5.13	Not applicable
6.8.2	Contract Price will be adjusted annually for escalation
10.1.3.6	Delete

6.10.1.5	The percentage advance on materials not yet built into the Permanent Works is 80%.
6.10.3	The percentage retention on the amount due to the Contractor is <b>10 %</b> on every invoice, up to a limit of 10% of the contract value
6.10.3	This clause shall be deleted in its entirety.
6.11	This clause shall be deleted in its entirety.
7.8.1	The Defects Liability Period is <b>12 months</b> .
9.3.3	Add the following at the end  After cancellation of the Contract by the Contractor, the Contractor, when requested by the Employer to do so, shall not be entitled to refuse to withdraw from the Works on the grounds of any lien or a right of retention or on the grounds of any right whatsoever.
10.4.2	Dispute resolution shall be by means of mediation.
10.7	Disputes are to be referred for final settlement to litigation.
11.0	Add the following new Clause 11.0: Amendments to be in writing  "No amendments of this Contract or of any provisions or terms hereof and no waiver or relaxation or suspension of any of the provisions or terms of this Contract shall be of any force or effect unless reduced to writing and signed by both the parties hereto."

Contract no:**ES/25/FIRE/DET/01**

<b>PART 2: DATA PROVIDED BY THE CONTRACTOR</b>	
1.8	<p>The name of the Contractor is</p> <p>.....</p> <p>(insert the legal name of the Contractor, as well as the Contractor's registration number, if applicable)</p>
1.2.2	<p>The address of the Contractor is:</p> <p>Physical Address:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Postal Address:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Email address: ..... Telephone: .....</p>

<b>C3 SCOPE OF WORK</b>	
C3.1	Description of the Works
	C3.1.1 Employers objectives
	C3.1.2 Overview of works
	C3.1.3 Extent of works
	C3.1.4 Location of works
	C3.1.5 Temporary works
C3.2	Drawings
C3.3	Procurement
	C3.3.1 Preferential Procurement Procedures
	C3.3.2 Subcontracting
C3.4	Maintenance Works
	C3.4.1 Works specifications
	C3.4.2 Variations and additions to Standard and Particular specifications
C3.5	Existing Services
C3.6	Site Establishment
C3.7	Site Usage
C3.8	Permits and Way Leaves
C3.9	Alterations, Additions and Extensions to Existing Works
C3.10	Management

### C3 **SCOPE OF WORK**

#### C3.1 **DESCRIPTION OF THE WORKS**

##### C3.1.1 **Employer's Objectives**

The East London Industrial Development Zone SOC Ltd (ELIDZ) is the duly appointed operator of the East London Industrial Development Zone, and as such has an obligation to ensure that the various facilities and services that they own and control are at all times fully operational and able to perform the function for which they were intended.

Accordingly, the ELIDZ has a need to enter into contracts with suitable service providers who are able to carry out the various inspections, maintenance activities and repairs which are necessary to support these objectives.

##### C3.1.2 **Overview of the Works**

**The scope of services to be rendered includes the following: -**

**We require an initial visual inspection of the fire detection units within the ELIDZ in the areas agreed with the project coordinator. The maintenance services will comprise both scheduled and unscheduled items as set out below:**

#### **Scheduled maintenance work**

- a) Routine inspections of Fire Detection Installations, Panels and Network to ELIDZ estate buildings.
- b) Inspect/Check the condition of the Maestro system and event logs.
- c) Check the operation of the siren and sounders.
- d) Swipe out dirty or faulty detectors.
- e) Testing addressable line devices by simulating fire or fault conditions.
- f) Checking the complete system configuration from panel software.
- g) Testing and maintaining all batteries and battery-maintained power supplies.
- h) Checking the operation of all interfaces between the sprinkler installation and the fire detection installation.
- i) Preparation and approval of weekly routine repair and replacement program.
- k) Routine repairs and replacement of defective fire detection equipment.
- l) Preparation of monthly reports.
- m) Occupational health & safety method statements and compliance.
- n) Construction environmental management method statement.

#### **Unscheduled maintenance work**

- n) Callouts to attend to defective equipment.

#### **Scheduled replacement work**

- a) Provide preliminaries and general items for the fire detection system, network including liaison with the tenant.
- b) Inspect/Check the condition of the Maestro system, siren, call points, interfaces, sounders and event logs to determine compatibility with the required replacements.
- c) The replacement work is targeted to commence in the 2026/2027 financial year on approval by the Chief Financial Officer (CFO).

#### **Unscheduled replacement work**

- d) Callouts to attend to defective equipment.
- e) Provisional sums for extra over for the hiring of a hydraulic platform of more than 22m.
- f) Provide a contingency amount for carrying out replacement of loop wiring of fire detection & alarm systems as authorized by the Project Manager, or any other faults or works that have been) Occupational health & safety method statements and compliance.
- m) Construction environmental management method statement.

**Unscheduled maintenance work**

- n) Callouts to attend to defective equipment.

**Scheduled replacement work**

- a) Provide preliminaries and general items for the fire detection system, network including liaison with the tenant.
- b) Inspect/Check the condition of the Maestro system, siren, call points, interfaces, sounders and event logs to determine compatibility with the required replacements.
- c) The replacement work is targeted to commence in the 2026/2027 financial year on approval by the Chief Financial Officer (CFO).

**Unscheduled replacement work**

- d) Callouts to attend to defective equipment.
- e) Provisional sums for extra over for the hiring of a hydraulic platform of more than 22m.
- f) Provide a contingency amount for carrying out replacement of loop wiring of fire detection & alarm systems as authorized by the Project Manager, or any other faults or works that have been

**C3.1.3 Extent of the Works**

The works as defined above are required in the various ELIDZ Buildings in ALL the ELIDZ zones.

**C3.1.4 Location of the Works**

Zone 1 of the East London Industrial Development Zone is located within Buffalo City on the western side of the Buffalo River, between the East London port and airport.

The actual location of each sub-zone is more fully described in the following table:

SUB-ZONE	DESCRIPTION OF LOCATION
Zone 1A	Situated south-west of Sunnyridge, between the Harbour Arterial Road and Prince George Circuit, and accessed from the traffic circle at the lower end of the new Chester Road.
Zone 1B	Situated west of Sunnyridge, on the northern side of the Harbour Arterial Road and to the east of the Breezyvale Distributor Road, with access off the Breezyvale Distributor Road slightly north of the traffic circle at the western end of the Harbour Arterial Road.

Zone 1C	Situated south-west of Sunnyridge, on the northern side of the Harbour Arterial Road, with access off the Harbour Arterial, opposite the IDZ Transportation Building.
Zone 1D	Situated between Sunnyridge and the airport, on the south of Settlers Way, and accessed from Millard road.
Zone 1E HQ	Situated on lower Chester Road Sunnyridge
Zone 1F	Off Military Road

### C3.1.5 Temporary Works

The provision of any temporary works of whatever nature, required for execution of the scheduled items, shall be the responsibility of the Contractor, and the cost thereof shall be included in the rates for the respective items of work.

### C3.2 **DRAWINGS**

C3.2.1 Drawings will be issued at award stage to the successful tenderer

### C3.3 **PROCUREMENT**

#### C3.3.1 Preferential Procurement Procedures

The ELIDZ Procurement Handbook is included in envelope "A" of the tender submission and must be completed in full

#### C3.3.2 Subcontracting

As stipulated in the General Conditions of Contract, the Contractor shall not subcontract any part of the contract without the prior written consent of the Employer. Accordingly, the Contractor shall submit his list of proposed subcontractors to the Employer or his representative for approval, prior to commencement of any activities on site.

### C3.4 **MAINTENANCE WORKS**

#### C3.4.1 Works Specifications

The standard specifications applicable to this contract are the following **South African Bureau of Standards Standard Specifications:**

Act No. 85 of 1993	The Machinery & Occupational Health and Safety Act
SANS 10142-1	The wiring of premises Part 1: Low-voltage installations*
SANS 10400	The Application of the National Building Regulations*
SANS 10139	The planning, design, installation, and maintenance of fire detection and fire alarm systems.

The above Specifications are not available at the time of tender. The additional and particular Specifications applicable to this contract are:

ELIDZ Occupational Health and Safety Specification  
ELIDZ Construction Environment Management Plan

These specifications are bound in with the tender documentation.

### **C3.4.2 SCHEDULED MAINTENANCE WORK**

The lists below describe in detail the required schedule maintenance.

a) **Log Books**

The Contractor will be required to compile a log book for the duration of the project

b) **Record keeping**

A record shall be kept of each inspection and test in a book kept:

- at the Admin Building in the Engineer's office

The record book shall state at least the following:

- List of all equipment inspected
- The date and name of the person and company carrying out the services / tests / inspections
- Comments on the tests or inspections.

The Contractor shall also keep an updated duplicate of each log book at its own premises

c) **Equipment and components removed**

The contractor shall compile an inventory of all equipment and components that are removed during a replacement action. The inventory shall also indicate which equipment is still usable and is retained by the Contractor for future use in this contract.

d) **Routine maintenance requirements**

The work to be undertaken entails the provision of monthly/quarterly maintenance services of the FIRE DETECTION SYSTEMS within the ELIDZ.

The services defined are based on the current understanding of the requirements and strategic and business objectives of the Employer. It therefore follows that, as the need arises, the services may be amended (by agreement between the parties) to ensure that it at all times reflect the realities of the relationship between the Employer and the Contractor.

The service responsibilities stipulated shall not be construed as an exhaustive list and the Contractor shall be required to provide additional services or to comply with ancillary responsibilities to the extent that this may be required for the effective compliance with the stipulated responsibilities and to ensure that the Premises are serviced during Service Hours.

e) **Unscheduled requirements**

Unscheduled works will include Emergency, Urgent, and Routine response to requirements not included in the Routine maintenance requirements, and the replacement of equipment and

components as listed in the BOQ. Provisional Sums have been included in the Bill to cater for such eventualities

### C3.5 Existing Services

All areas within which the Contractor is required to undertake maintenance operations are serviced with the full range of civil, electrical and communication services, most of which are below ground. The Contractor will be issued with drawings showing the positions of the services that are included in the contract and will be required to determine the position of all other known services which may be affected by his work, by consultation with the Employer or his representative.

The Contractor may be required to undertake work in close proximity to existing services in which case he shall take all necessary precautions to prevent any damage to these services. Should his operations result in any damage to existing services, he shall immediately notify the Employer or his representative who will inspect the damage and determine what further action is required. The Contractor shall be responsible for the cost of all repairs or reinstatement necessary, whether these are carried out with his own resources or by a third party.

### C3.6 Site establishment

#### a) **Facilities provided by the Employer**

The ELIDZ will provide, free of charge suitable office and workshop accommodation.

#### b) **Facilities provided by the Contractor**

Should establishment of any temporary facilities be required to enable the Contractor to carry out any aspect of the work, then the location, cost, and extent of such facilities shall require prior approval of the Employer or his representative.

The Contractor will not be required to provide an office, telephone, vehicle or any other facilities or equipment for the exclusive use of the Employer, the Employer or his representative or their staff.

#### c) **Notice Boards**

A notice board is not required, nor will the Contractor be permitted to erect his own advertising board.

### C3.7 Site Usage

The Contractor shall restrict his operations to the immediate vicinity of the work being carried out and he shall not be permitted to unnecessarily obstruct or impact on other adjacent areas.

### C3.8 Permits and Way Leaves

Permits and way leaves are not required for horticultural work on the IDZ, but accurate records must be kept of all work done

### C3.9 Alterations, Additions, and Extensions to Existing Works

Wherever the Contractor is required to carry out new works tying into existing infrastructure, he shall first check that the information provided for the existing works is accurate and correct. Should there be any discrepancies as regards position, or defects in the quality of the existing

work which may affect the proposed work, then the Contractor shall report these to the Employer or his representative and request clarification prior to proceeding with the new construction.

### C3.10 **Management of the Works**

#### a) **Planning and Programming**

Within 14 days of the Commencement Date and prior to commencement of any operations on site, the Contractor shall prepare and submit to the Employer or his representative a Maintenance Plan that provides full details of the sequence and timing of the scheduled inspections and maintenance activities required in terms of the contract. This shall cover the entire contract period, and shall be amended and revised as necessary until approved by the Employer or his representative.

In addition, one week before the end of each month, the Contractor shall submit a list of work to be carried out during the following month, together with the anticipated expenditure, using the relevant items from the Bills of Quantities. The list shall include both scheduled maintenance items and unscheduled additional work items as requested by the Employer or his representative, and shall form the basis of the work to be carried out and paid for during the month. The Contractor shall not be entitled to claim for payment for scheduled items that have not been included in the monthly schedule and approved by the Employer or his representative.

#### b) **Sequence of the Works**

The sequence of work shall be carried out strictly in accordance with the maintenance plan and monthly schedule as detailed above.

The applicable categories of call-out are defined as follows:

- i) Emergency Response: This shall be defined as an event that requires an immediate response or action to prevent and/or mitigate against damage, harm or injury to persons or property, or to limit the disruption of services. The Contractor shall respond to an emergency call-out within 2 hours.
- ii) Urgent Response: This shall mean any failure or repair requirement that could significantly affect the services or pose a danger if left unattended for any length of time. The Contractor shall respond to an urgent call-out within 24 hours.
- iii) Routine Response: This shall apply to all other failures or repairs other than those requiring either an emergency or urgent response. These items shall be dealt with as unscheduled additional work items as requested by the Engineer (refer to a) above).

All items of work shall be categorised as routine.

Items will however be included in the Bill of Quantities to allow for additional payment in the event that the Engineer requires either an urgent or emergency response to a specific aspect of unscheduled work.

#### c) **Methods and Procedures**

Prior to the commencement of any work on the site the Contractor shall submit method statements for each separate maintenance, repair or construction activity that he is required to undertake. The method statements shall be submitted to the Employer or his representative for approval at least 10 days prior to the scheduled start of the activity. The method statements shall set out the procedures to be followed in carrying out the

activity and shall include details of compliance with both Occupational Health and Safety and Environmental aspects.

The Contractor shall ensure that his staff and workers are properly trained in the safe and effective use of any equipment, plant or materials necessary to undertake the work.

**d) Quality Control**

The Contractor shall ensure that the appearance of his staff is neat and tidy, and he shall provide them with appropriate and easily identifiable uniforms, preferably with the Contractor's logo, to enable them to be recognised at all times while on site.

The Contractor shall provide whatever samples of materials are required for approval prior to commencement, and shall undertake all necessary tests that are required in terms of the applicable specification to ensure that his workmanship meets the required standard.

**e) Environment**

Environmental considerations applicable to this project are detailed in the ELIDZ Construction Environment Management Plan (CEMP).

The Contractor shall ensure that he is fully aware of the requirements of the CEMP and that he understands his responsibilities regarding both his management of the project and the actual construction activities on site.

**f) Accommodation of Traffic**

The Contractor shall be responsible for the safety of all vehicular and pedestrian traffic affected by his work and shall provide the necessary deviations together with all warning signs, barricading and lighting fully in compliance with the requirements of the SADC Road Traffic Signs Manual.

The Contractor shall maintain access to all buildings and properties affected by his work and shall liaise with the relevant tenants and the IDZ to agree temporary or partial closure of any access point.

**g) Other Contractors**

Various other maintenance activities and construction contracts will be underway concurrently with this contract. The Contractor may be required to co-ordinate his activities together with the activities of the other contractors and shall be notified of specific requirements by the Employer or his representative.

**h) Testing, Completion, Commissioning**

Each separate maintenance, repair or construction activity included in the contract shall be fully tested and independently commissioned on completion and shall immediately thereafter be made available for use by ELIDZ or the relevant tenant.

**i) Communications**

All communication of whatever nature shall be through the Project Manager or the ELIDZ Project Manager. All communication will be confirmed in writing within seven days, preferably via email, with supporting documentation, reports and or photos

**j) Key Personnel**

Within 14 days of the Commencement Date and prior to commencement of any operations on site, the Contractor shall submit to the Employer or his representative detailed CV's of his key personnel together with their relevant contact details. Should the key personnel not be the same as those included in the tender submission (at the time of contracting or during execution of the services), then the Contractor shall be required to submit for the prior approval of the Employer the names of personnel with equivalent or better qualifications and experience. Failure on the part of the Contractor to do so, shall permit the Client, without prejudice to its other rights, to summarily, and on such terms and notice as it may be deeming fit terminate the agreement.

**k) Management Meetings**

The Contractor shall be required to attend a monthly meeting and inspection of work done and in progress during which all aspects relating to the progress, scope, expenditure, OHS and general administration of the contract will be discussed. The Contractor shall ensure that his representative at the meeting has the necessary understanding and authority to make decisions regarding these issues. Contractor shall submit a written report at the meeting for review and comment

**l) Payments**

All payments to the Contractor shall be by means of electronic transfer and the Contractor shall provide his banking details to the Employer or his representative together with the initial payment claim. Monthly claims will be valued by the Project Manager and submitted to the employer for payment within 30 days of receiving a corresponding original VAT invoice and statement

**m) Records**

The Contractor shall be required to provide a detailed report at the end of every month on a word document in both hard and electronic format. The monthly report shall be in a format to be agreed with the Employer and the Project Manager and shall contain the following:

- Results of all routine inspections carried out.
- A record of the routine maintenance activities undertaken.
- Details of repair work done
- Proof of additional/specialist work completed
- A monthly record of resources (both personnel and equipment) utilised on site.
- Incident report and actions taken
- Compliance to OHS and CEMP documents

The report shall be submitted within seven days of the end of each month, and no payment will be made to the Contractor until the report has been received.

**n) Payment Certificates**

After an audit has been carried out by the Project Manager, a payment Certificate shall be drawn up in an agreed format based on the bills of quantities and any variation orders authorised. The date for submission of each payment claim shall be agreed with the Employer or his representative. The procedure for preparation of Payment Certificates shall be as follows:

- The actual quantity for each item shall be agreed with the Engineer based on the cumulative total of the previous monthly quantity and the additional work carried out during the month.
- The Contractor shall draw up and submit his claim using the agreed quantities.
- The Engineer shall check the claim and certify the amount to be paid.
- The Contractor shall provide a VAT invoice to the Engineer for the certified amount.
- The Engineer shall submit the claim, the VAT invoice and the payment certificate to the Employer.

**o) Permits**

The Contractor is required to obtain identity tags and access cards issued free of charge by the ELIDZ for all his staff that enter the site. He shall make prior arrangements with the ELIDZ to obtain the tags timeously, as no member of his staff shall be allowed on site without the identity tag clearly displayed.

**p) Proof of Compliance with the Law**

The Contractor shall be required to comply with all regulations and laws of whatever nature that are applicable to his operations throughout the duration of the contract, and shall produce documentary evidence when requested for all aspects, including, but not limited to:

- Valid proof of registration with the Compensation Commissioner.
- Proof of registration for income tax and VAT.
- Compliance with the Occupational Health and Safety Act and Construction Regulations.

**C3.11 Health and Safety Requirements and Procedures**

The Contractor shall comply with all relevant aspects of the Occupational Health and Safety Act together with the Regulations referred to therein, as applicable to the scope of his activities.

Particular attention must be paid to the issuing of the relevant Notices, appointment of responsible people, undertaking Hazard Identification and Risk Assessments, and preparation of a Health and Safety Plan within 21 days of appointment for comment and approval. All necessary documentation shall be prepared and submitted for comment and approval prior to commencement with any work on site.

Specific Health and Safety considerations applicable to this project are detailed in the ELIDZ Occupational Health and Safety Specification. (Appendix A)

Method statements submitted for the Contractor's maintenance activities shall include details of compliance with Occupational Health and Safety within 21 days of appointment for comment and approval.

The Contractor shall ensure that all his personnel are properly inducted with respect to the ELIDZ Occupational Health and Safety standards prior to their undertaking any work within the IDZ premises.

The Contractor shall provide the necessary personal protective equipment and clothing to all staff as necessary for the type of work being carried out.

No member of the Contractor's staff shall be allowed on site while under the influence of alcohol or drugs. Any member of his staff that exhibits any signs of alcohol or drug usage shall be removed from the ELIDZ premises by security staff.

The Contractor shall be responsible for the protection of the public in the areas in which he is working and shall provide barricades and lighting as necessary to ensure their safety. He shall also be responsible for the safe control of traffic wherever his works impact on the existing roadways.

**C3.12 Environmental Management Plan (EMP) Requirements and Procedures**

The Contractor shall comply with all relevant aspects of the ELIDZ Construction Environmental Management Plan (CEMP) together with the Regulations referred to therein, as applicable to the scope of his activities.

The ELIDZ CEMP is attached as Appendix B

Particular attention must be paid to the issuing of the relevant Notices, appointment of responsible people, undertaking Environmental Risk Assessments, and preparation of Method Statements for comment and approval prior to commencement with any work on site.

The Contractor shall ensure that all his personnel are properly inducted with respect to the ELIDZ CEMP standards prior to their undertaking any work within the IDZ premises.

## **C4 SITE INFORMATION**

- C4.1 Existing Services**
- C4.2 Existing Buildings**
- C4.3 Environmental Restrictions**

#### C4 **SITE INFORMATION**

##### C4.1 **EXISTING SERVICES**

All areas within which the Contractor is required to undertake maintenance operations are serviced with the full range of civil, electrical and communication services, most of which are below ground. The Contractor will be issued with drawings showing the positions of the services that are included in the scope of work that comprises his contract. He will be required to determine the position of all other known services which may be affected by his work, by consultation with the Employer's Agent

##### C4.2 **EXISTING BUILDINGS**

Numerous buildings exist within the area in which the Contractor is required to undertake maintenance operations. Should the Contractor require drawings of any existing building to enable him to undertake his activities on site, then he shall request these from the Employer's Agent, who will make the necessary arrangements with the ELIDZ or other consultants for the provision of the record drawings for these buildings.

##### C4.3 **ENVIRONMENTAL RESTRICTIONS**

Certain areas within the ELIDZ have been designated as "Environmentally sensitive areas". Drawings indicating the location and extent of these areas can be obtained by request from the Employer's Agent. Under no circumstances shall the Contractor enter or use these areas for any purpose whatsoever, without the specific written approval of the Employer's Agent

East London IDZ

**TENDER: PROVISION OF MAINTENANCE SERVICES TO THE ELIDZ  
ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
FIRE DETECTION EQUIPMENT**



## APPENDICES

East London IDZ

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## APPENDIX A

# ELIDZ OHS Regulations

East London IDZ

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ADDRESSABLE FIRE DETECTION INCLUDING THE REPLACEMENT OF  
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## **APPENDIX B**

## **ELIDZ CEMP**