



CAPE TOWN STADIUM (RF) SOC LIMITED

TENDER NO: CTS T001/2025/26

**PROVISION OF FIRE AND ACCESS CONTROL SYSTEM MAINTENANCE
SERVICES TO THE CAPE TOWN STADIUM**

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Introduction and Background

Introduction:

The Cape Town Stadium RF (SOC) Limited (“CTS”) requires a suitably qualified and experienced service provider to provide comprehensive maintenance services for the stadium and its associated facilities. The appointed contractor will ensure that all systems, equipment, and infrastructure remain functional, compliant with applicable legislation, and aligned with industry best practices.

Background:

CTS is a multi-purpose venue hosting large-scale sporting, entertainment, and corporate events. Its infrastructure includes specialized systems such as fire detection, fire protection, CCTV, access control, mass access control and mechanical doors. Due to the nature of operations and event requirements, maintenance services must be reliable, proactive, and responsive to emergencies.

Tender Evaluation Process

All offers will be evaluated in terms of the Conditions of Tender and the CTS SCM Policy.

The evaluation steps are as follows:

- SCM Compliance evaluation (i.e. verifying of all declarations, returnable schedules, CSD registration, eligibility criteria, tax matters, etc.)
- Functionality evaluation
- Compliance to tender specifications and technical requirements
- Verification of pricing and evaluation of PPPFA Points (i.e. 80/20)
- Negotiations with preferred bidder (if necessary)

SCM Compliance Evaluation

Bidders are requested to read through the Tender Conditions carefully to ensure the bid document is correctly completed:

- All declarations and returnable schedules must be completed and submitted
- All supporting documentation is to be provided with the bid

SCM will review and perform a verification against the declaration and documentation provided, including the verification of Tender Defaulters and Restricted Suppliers.

Mandatory SCM Compliance documentation include:

- Proof of registration on the National Treasury CSD
- Tax verification Pin/Certificate
- Company registration documentation and number
- Copy of Partnership/Joint Venture agreement (where applicable)
- Fully completed pricing schedule and Form of Offer
- Valid documentation associated with Preference Points claimed

Functionality Evaluation

The following criteria will be used to evaluate your submission:

The minimum qualifying score for functionality is **60** out of a maximum of **100** points.

Evaluation Criteria	Maximum Points
Experience & Track Record	
Demonstrated experience in maintenance contracts of a similar nature, with a minimum contract period of 12 months and a minimum value of R 2,5 Million per year. The contract must cover the services specified in Section 4 of the specifications.	20
Event Experience	
The number of events, serviced by the provider, where spectator attendance was below 10,000 pax	3
The number of events, serviced by the provider, where spectator attendance was more than 10 000 but less than 20 000 pax.	3
The number of events, serviced by the provider, where spectator attendance was more than 20 000 pax.	9
NOTE: For the purpose of scoring, a bidder that provides evidence of successfully hosting an event for over 20,000 spectators will automatically be awarded points for the smaller event categories (10,000 to 20,000 spectators and less than 10,000 spectators).	
Staffing Capacity	
Years' experience of the Contract Manager	10
Years' experience of the Fire Technician with EST3 qualification	10
Years experience of the Mass access Tech/Engineer with Skidata qualification	10
Client References	
Quality and relevance of reference letters (within the last 5 years).	10
Equipment & supporting structure	
Availability of an electronic incident tracking and monitoring system that records logged events or customer calls, turnaround time, status, and trends.	10
Organizational structure	
Stadium Event Specific Experience	
Services rendered at a Stadium where spectator attendance was more than 40 000 pax.	15
Total	100

Technical Requirements

The following criteria must be adhered to and the necessary evidence submitted with the bid:

Technical / Eligibility Requirements:

1. The bidder's Fire Technician must have the necessary SAQCC Fire detection commissioner certification.

Proof of certification is to be submitted with the offer, along with a copy of the Fire Technician's CV.

2. Edward EST3 certification – The bidder's technician must have the necessary Edward EST3 certification.

Proof of an Edward EST3 certification is to be submitted with the offer, along with a copy of the Technician's CV.

3. PSIRA Registration. The bidder must be PSIRA registered for working on security installations.

Proof of PSIRA registration, in the name of the bidding entity, is to be submitted with the offer.

Tender Specifications

Scope of Work Deliverables

The successful contractor will be required to:

The intention of this contract is to ensure the continued provision, maintenance and repair (where necessary) of the following disciplines:

Fire Detection & Suppression Systems;

CCTV Systems;

Access Control and Mass Access Control Systems;

Mechanical Doors, Shutters & Gates; and

Event-specific Support Services.

Experience

The contractor shall provide certification, or any other relevant documentation, as demonstration of technical compliance and experience in maintaining all the equipment described in this specification. Where reference is made to a manufacturer (and if possible, type and model), this refers to the specific equipment installed at CTS. To ensure compliance with applicable Original Equipment Manufacturer (OEM) standards, the Contractor will ensure that all work is performed in accordance with these standards and by an accredited OEM agent (where applicable).

Key Deliverables

REQUIREMENTS FOR SERVICING THE SYSTEM (CTS)

- The contractor must have at least the following minimum expertise, facilities and skills available:
- The company must employ at least one, preferably two Cape Town based technicians qualified to program and maintain the Edwards fire detection system. Such qualifications should be obtained from UTC, the supplier of the Edwards fire detection systems.
- The company must have suitable experience in supplying, installing, commissioning and maintaining complex networked fire detection systems such as installed in the stadium.
- The company should have in its employ suitably qualified engineers and engineering technicians able to understand and implement any modifications and upgrades to the system that may be required in future.
- The company should hold the necessary statutory registrations for working on complete systems such as PSIRA registration for working on security installations.
- Adherence to SANS 10400 and FDIA standards for working on high pressure suppression systems.
- The company must have the latest available release of Autocad available for reading and updating the system drawings

Key Deliverables Continued

- The company must have suitable workshops and test facilities for testing, fault finding and repair of system components. Such facilities must include a panel to which suspect parts can be connected for testing purposes.
- Confirm full specification functionality status of EST3 FIRE system
- Check status of fault conditions on FIRE system(weekly)
- Perform smoke and double-knock test on any three detectors (1 in one zone, 2nd & 3rd in another zone) (quarterly)
- Test a manual call point, progressing to a different call point for each successive test (quarterly)
- Test two different fire system integration points with roller shutters and access doors (quarterly)
- Test two different fire system integration points with the HVAC system (quarterly)
- Check all, and test one fire system integration points with sprinkler valves (annually)
- Inspect and assess all panels and equipment junction boxes for corrosion, heat damage, water damage, dust sealing and any other physical signs of degradation (annually)
- Check Gas release actuators and safety equipment at MV and main IT rooms for status: ready and functioning as specified (quarterly)
- Confirm connectivity status to PA system (quarterly)
- Inspect and test fire panel batteries (quarterly)
- Inspect and test all backup batteries (annually)
- Inspect and clean the moat smoke detectors on a monthly basis (X10 devices)

Compliance to Scope of Work

Fire Detection, Evacuation and Gaseous Fire Suppression

NOTE: UTC, SAQCC (Respective accreditation relative to the equipment), VESDA, ASIB, PSIRA, FDIA, Meycom (or similar), SAQCC accreditation and certification to be supplied with the tender document.

All Stadium fire panels, amplifiers, devices and software including the gas suppression in electronic and electrical rooms. Gas Suppression systems are either standalone or integrated with the EST network. The breathing apparatus situated at the main computer rooms and transformer rooms needs to be inspected on a monthly basis and maintained according to the appropriate standards.

Manufacturer: Edwards System Technology (EST3)

Supplier: GE (General Electric)

Integrator: Dimension Data, Fire and Instrumentation Services (FIS)

Pricing Instructions

- All prices shall be tendered in accordance with the units specified in this schedule
- **The pricing submitted must remain fixed for the first year of the contract period (i.e. calculated from the first month of implementation for a period of 12 months).** Pricing for years 2 and 3 of the contract will be adjusted in accordance with the conditions of Schedule 8: Contract Price Adjustment and/or Rate of Exchange Variation.
- The quantities and frequency provided in the Pricing Schedule represent the planned maintenance schedule, which is subject to change and discussion between CTS and the successful contractor. As such, the quantities and frequency provided are purely for evaluation purposes and assessment of the offers in terms of Price and Preference. CTS does not guarantee any specific quantity of work. **The intention of this tender is to award the rates applicable to each line item** with the final quantity procured being subject to operational requirements.
- A price must be entered against all items as per the section in the Price Schedule. **An item against which no rate is entered (i.e. the line item is left blank or scratched through) may be interpreted as no offering having been submitted and will deem the entire offer for the section as non-responsive.**
- **Rights Fee:** R204,000 (Excl. VAT) payable to CTS annually
- **Event Fee:** 15% all invoices generated off event invoices directly secured from the CTS.

Preference Schedule

The preference points system applicable to this tender is:

- 80/20 – with 20 points allocated in terms of preference.

Preference system applied to this tender:

	POINTS
PRICE	80
SPECIFIC GOALS	
Points for Race	5
Points for Gender	5
Points for SMME	5
Points for Skills Development	5
Total points for PRICE and SPECIFIC GOALS	100

NB: Bidder are to provide the necessary supporting documents which align to their preference claims.



All questions to be directed to:

Nicole Gaffoor

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021-417-0161

Closing Date: WEDNESDAY, 12 NOVEMBER 2025

Closing Time: 12H00

Tender Box Number: 1

THANK YOU

