

PROVISION OF DESIGN AND BUILD MODULAR GUARD HOUSE INSTALLATIONS FOR A PERIOD OF 18 MONTHS AT CLUSTER 3 AIRPORTS

REF KSIA8082/2025/RFP

Presented by Johnson Mji and Narandrin Nagiah





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12/10/2026

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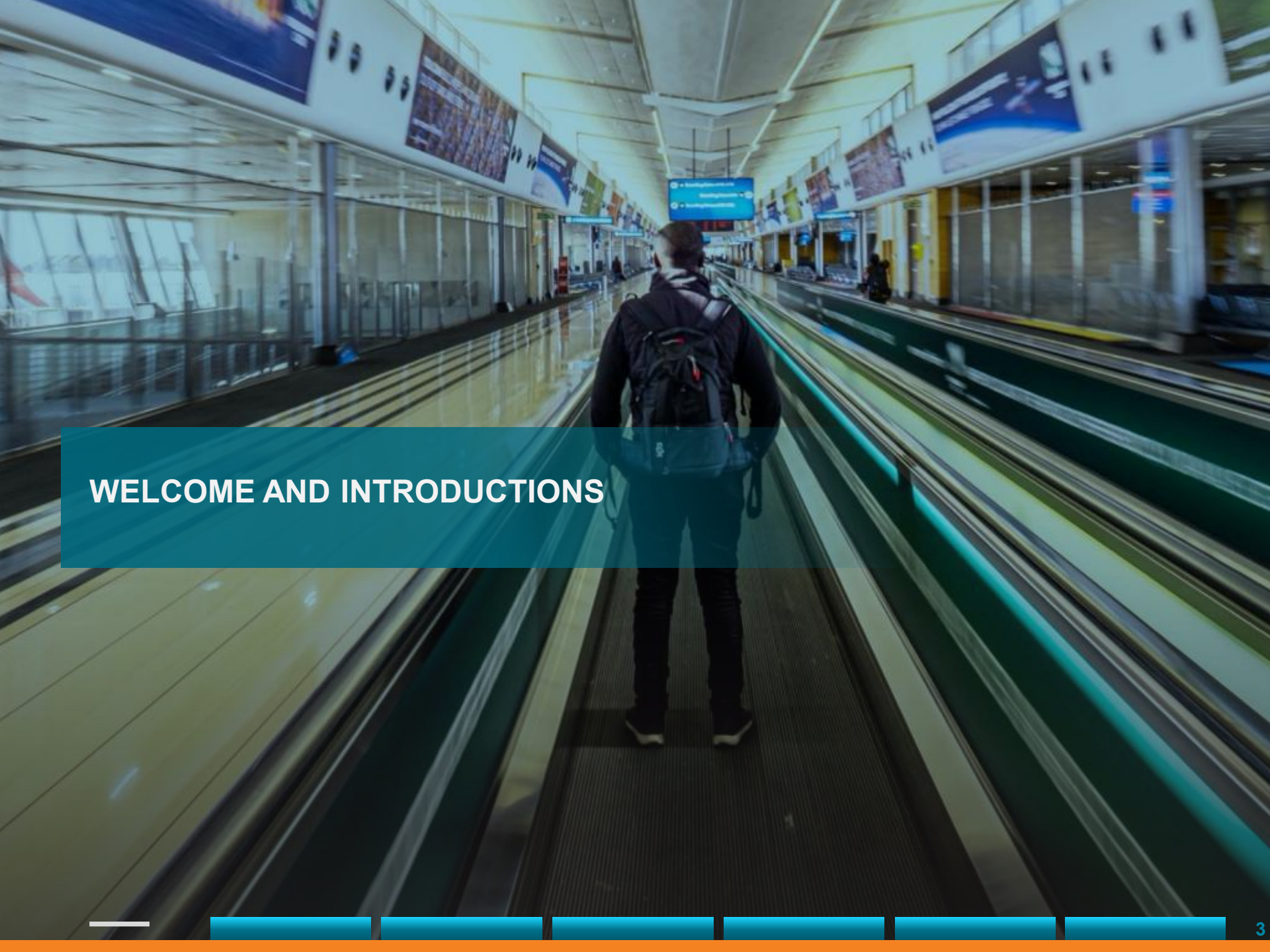
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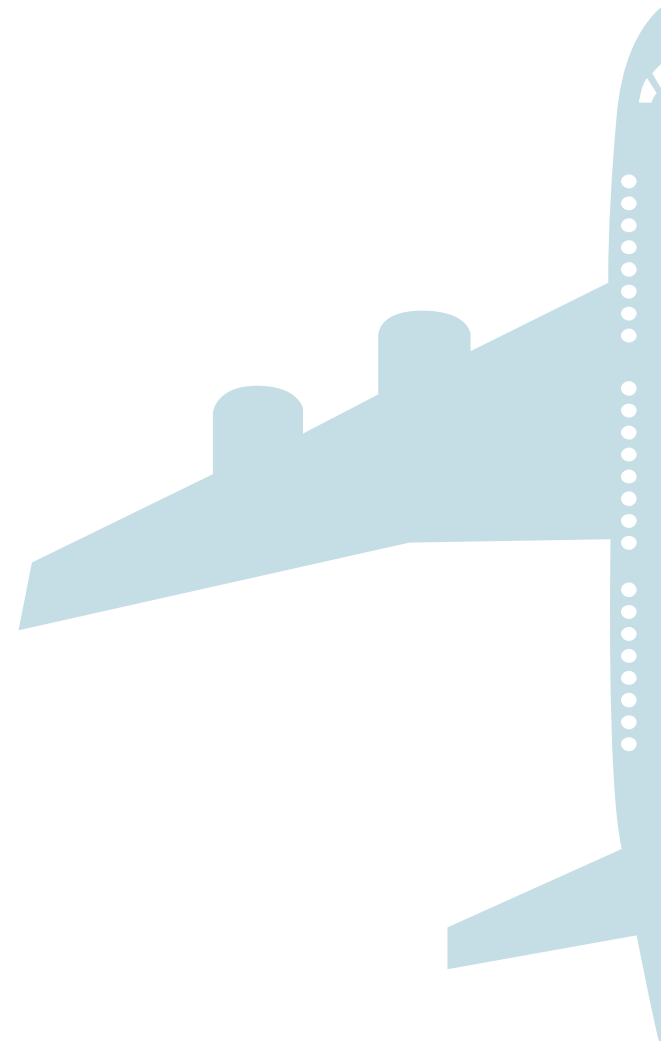
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A person with a backpack is walking away from the camera on a moving walkway in an airport terminal. The walkway is flanked by glass railings and large windows on the left, and various airport signs and shops on the right. The scene is brightly lit with overhead lights.

WELCOME AND INTRODUCTIONS

ACSA REPS

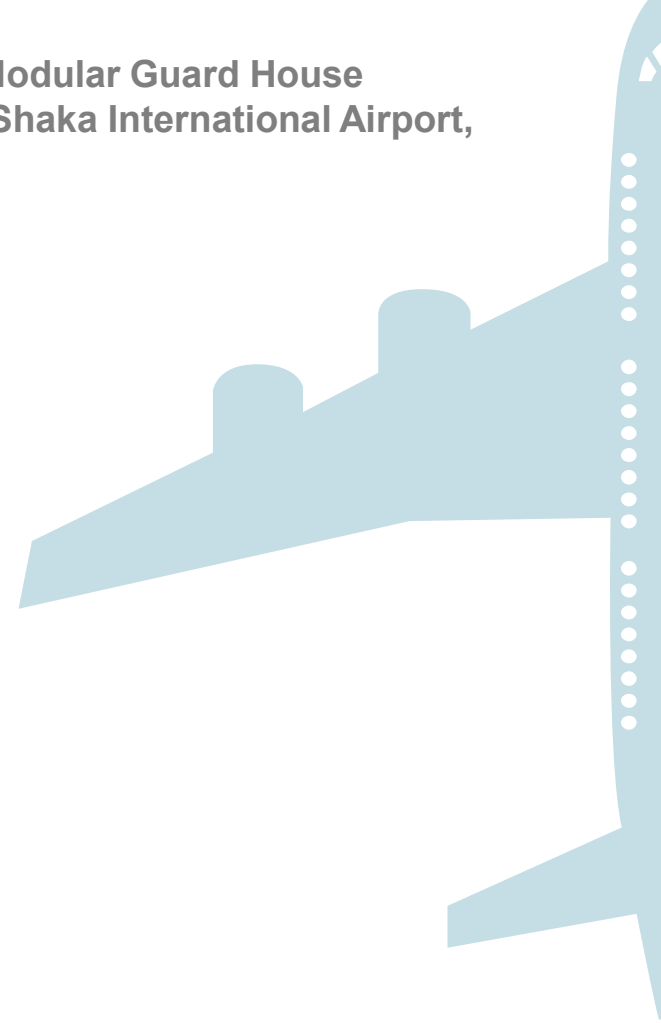
1. Johnson Mji
2. Narandrin Nagiah



A person with a backpack is walking on a moving walkway in an airport terminal. The walkway is moving to the right, and the person is walking towards the right. The terminal has a high ceiling with large windows and various signs. The word "PURPOSE" is overlaid on the image in a teal box.

PURPOSE

Appointment of a Contractor for the Provision of Design & Build Modular Guard House Installations for a period of 18 months at Cluster 3 Airports (King Shaka International Airport, Chief Dawid Stuurman International Airport, King Phalo Airport)



A nighttime photograph of an airport tarmac. In the foreground, a white British Airways cargo container is on a dolly, with the text 'AKE 18454 BA' and 'BRITISH AIRWAYS' visible. Behind it, a British Airways aircraft is parked at a gate. A long, illuminated glass-enclosed walkway extends from the terminal building in the background. The sky is dark blue with some clouds. Light trails from vehicles are visible in the lower right.

IMPORTANT INFORMATION

SBD 1 Invitation to bid

On Page 2 and 3 of 77. This must be completed and signed. The following information must be submitted as well:

- Tax Compliance details
- CSD copy
- Signature of bidder(Attach proof of authority , e.g. Company Resolution)

T1.1 Tender Notice and Invitation to Tender

Tender requires a valid CIDB Grading of 4GB or Higher. JVs are eligible to submit bids

Provided that:

Joint ventures are eligible to submit tenders provided that:

1. every member of the joint venture is registered with the CIDB;
2. the lead partner has a contractor grading designation in the **4GB or higher** class of construction work; or not lower than one level below the required grading designation in the class of construction works under considerations and possess the required recognition status.
3. 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 **4GB** or higher or a value determined in accordance with Regulation 25 (1B) or 25(7A) of the Construction Industry Development Regulations.

Tender Dates

Issue Date	25 September 2026
Attendance to Briefing session	Compulsory
Query closing date	22 October 2026
Bid closing date	10 November 2026 @ 12:00(Mid-day) SA Time

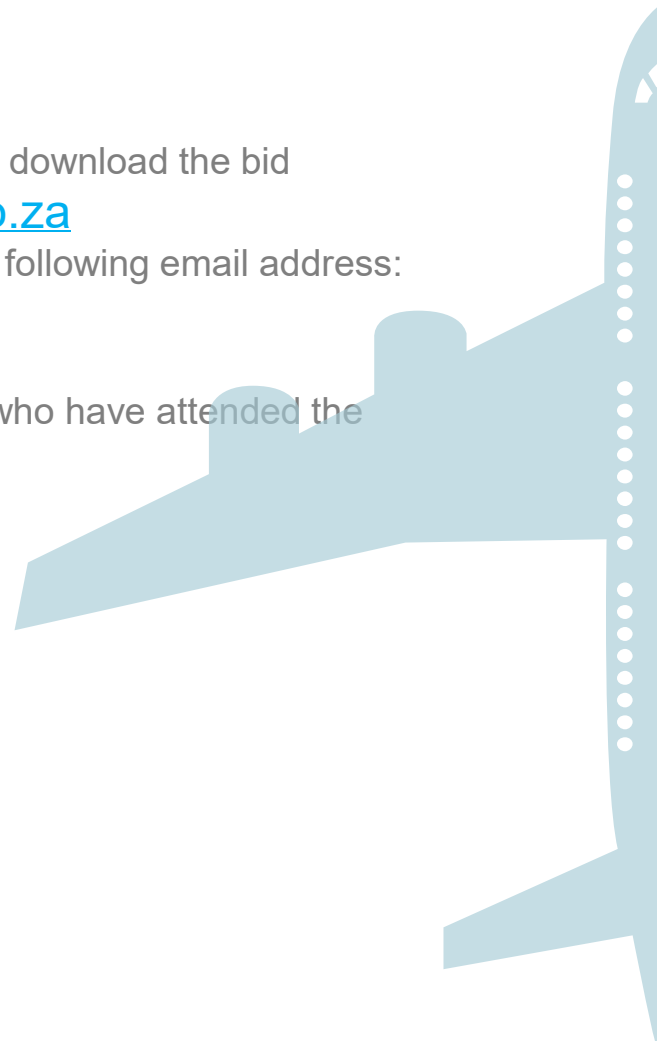
[SUBMISSION ADDRESS. Please use the address below](#)

Airports Company SA SOC Ltd
King Shaka International Airport, La Mercy
MSO Building(Multi Story Office Block)
Ground Floor
Reception
Near Pickup zone, Outside Main Terminal Building

Print documents, Complete and sign or Complete documents online, sign, Print and put them in the file. Mark Files Original and mark the other Copy. Use the published documents to respond to the tender.

Address

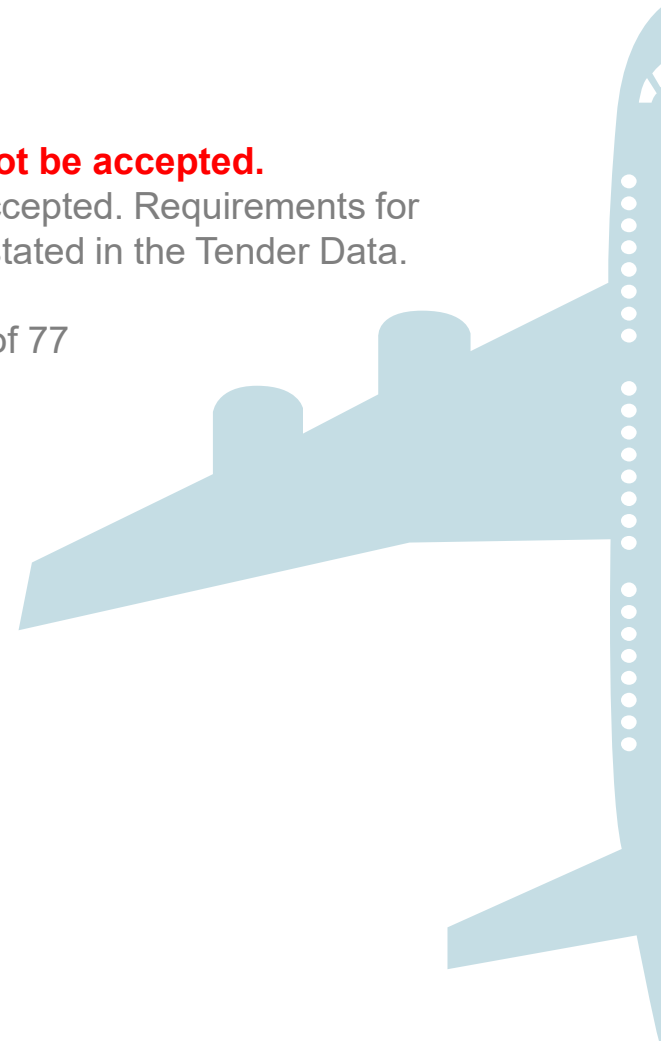
- Bidders to make sure that they visit the following website in order to download the bid documents: www.etenders.gov.za and or www.airports.co.za
- Queries related to the tender must be submitted in writing using the following email address: Procurement3.KSIA@airports.co.za
- Response to tender queries will also be circulated to other bidders who have attended the compulsory briefing session and compulsory site meeting.



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

Telephonic, telegraphic, telex, facsimile, e-mailed tenders will not be accepted. Requirements for sealing, addressing, delivery, opening and assessment of tenders are stated in the Tender Data.

- Bidders to note cancellation and re-invitation of tenders on page 8 of 77



Eligibility

- **Bidder must pass the Mandatory Evaluation Criteria**

Cost of Tendering

- This is for bidder's expense

Check documents

- Check documents and inform employer for errors in the bid document.

Confidentiality and copyright of documents

Confidentiality in the tender documents. Use documents only for the purpose that is meant for them.

Addendum

- If issued, please acknowledge it, complete it and return it together with your submission.

Attendance Register.

- Sign attendance register in the name of tendering entity. Entities in the JVs or Sub contracting , etc, will be represented by an entity that had attended the compulsory briefing session and compulsory site meeting.

Clarification

- **Send your questions on or before 22 October 2026. Employer will circulate responses to all those who attended compulsory meetings and their information appears in the register. Questions and Answers will also be published in the eTender website. Bidders must visit this website from time to time to see all tender updates.**

Insurance

- Ensure that you seek qualified advice for your insurance matters and are in compliance.

Rates and Prices

- Your prices will remain fixed, final and binding during the contract duration.

Alteration to documents

Initial all errors.

Alternative bids

- Will not be considered.

Submitting a tender offer.

- If in a JV, Subcontractor relationship, submit one tender offer. In the case of JVs, state who the lead partner is. Your package must be labelled properly, clearly marked with tender details and your address.

Tender validity

- **12 Weeks. Should the employer decide to extend the validity.** If requested by the employer, consider extending the validity period stated in the tender data for an agreed additional period with or without any conditions attached to such extension.

Insurance

- Ensure that you seek qualified advice for your insurance matters and are in compliance.

Rates and Prices

- Your prices will remain fixed, final and binding during the contract duration.

Alteration to documents

Initial all errors.

Alternative bids

- Will not be considered.

Submitting a tender offer.

- If in a JV, Subcontractor relationship, submit one tender offer. In the case of JVs, state who the lead partner is. Your packaged must be labelled properly, clearly marked with tender details and your address.

EMPLOYER'S UNDERTAKINGS

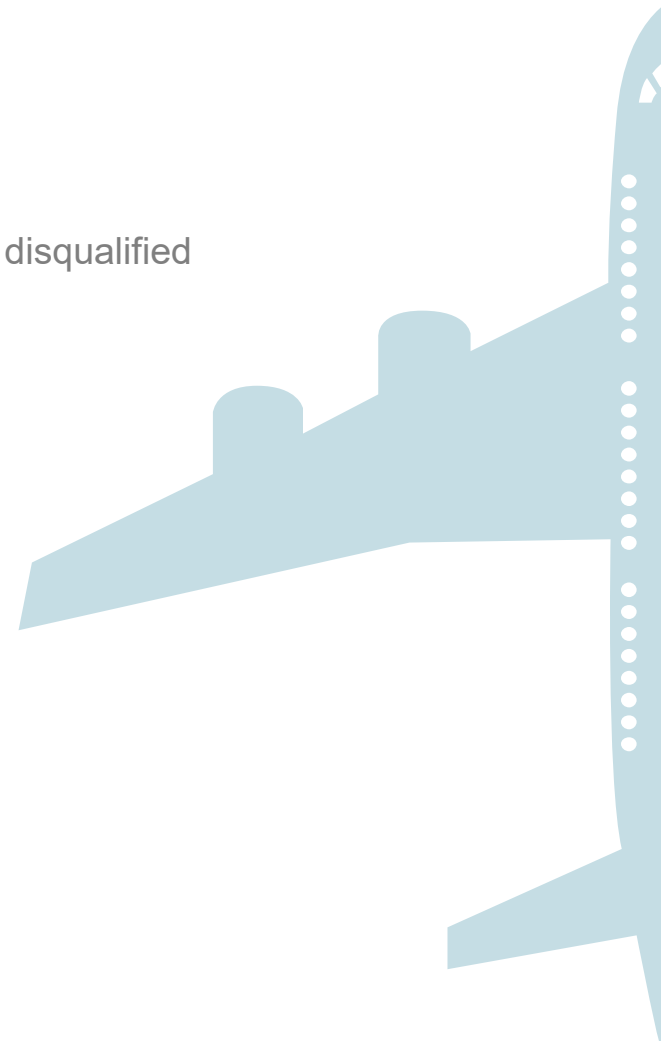
- **We will respond to your queries.**
- We will issue an addendum where necessary
- Bidders that have engaged in corrupt or fraudulent practices will be disqualified

MANDATORY ADMINISTRATIVE CRITERIA

- **Valid CIDB Grading of 4GB or higher**
- **Attend compulsory briefing session**
- **Complete, sign and submit Form of Offer and Acceptance**

FUNCTIONALITY EVALUATION CRITERIA

- **100 Points**
- **60 points overall minimum**



EXAMPLE OF FORM OF OFFER

THE OFFERED TOTAL OF THE PRICES INCLUSIVE OF VAT IS:

The offered total of the Prices exclusive of VAT is	R 1 000 000.00
Value Added Tax @ 15% is	R 150 000.00
The offered total of the Prices inclusive of VAT is	R 1 150 000.00

In words

One Million One Hundred and Fifty Thousand Rands

for the Contractor Signature XX..... Date
 ...31 August 2026..... Name James.....
 Capacity Office Manager..... (Name and
 XYZ (Pty) Ltd.....
 .. address of organisation) 101 Long Street Gauteng 7000.....

..... Name and signature of
 witness Tammy..... .XX.....

..... This offer may be accepted by the employer by signing the acceptance
 part of this form of offer and acceptance and returning one copy of this document to the
 tenderer before the end of the period of validity stated in the tender data, whereupon the
 tenderer becomes the party named as the contractor in the conditions of contract identified
 in the contract data.

Company experience 50 points

- Bidders previous experience in **completed projects** in any of the following categories of works:
 - 1) Modular construction **or**
 - 2) Prefabricated construction **or**
 - 3) Containerised construction **or**
 - 4) Habitable pods **or**
 - 5) Construction activities involving installation of premade / premanufactured habitable facilities
- Point Allocation:
 - One (1) completed projects – 10 Points
 - Two (2) completed projects – 20 Points
 - Three (3) completed projects – 30 Points
 - Four (4) completed projects – 40 Points
 - Five (5) completed projects – 50 Points



Company experience 50 points

- **Note:**
- Bidders MUST complete the table provided in order to demonstrate company experience. Points will be allocated against information provided in the table. **Table ref: Form A5. REFER PAGE 36 OF 77**
-
- For each reference provided the bidder must indicate the following: The client/company name, contact name of referee, contact details of referee, project name and brief description of work involved, the project value including VAT, confirm if the project is completed and state the category of work from the list provided.
-
- Bidders to ensure that referees listed are contactable and their details are stated on the table.
- ACSA will confirm the information provided with the listed referees.
- Projects must have a minimum value of R 200 000 inclusive of VAT per project
-
- Bidders must state the category of work for each of the references. The bidder must select from the list of categories listed above.

Qualification and Experience of Key Personnel: Professional Architect 50 Points

- Proposed personnel's professional work experience as a professional architect.
-
- Between one (1) year and less than two (2) years – 5 points
- Between two (2) years and less than three (3) years – 10 points
- Between three (3) years and less than four (4) years – 15 points
- Between four (4) years and less than five (5) years – 20 points
- Five (5) years or more – 25 points
- The bidder must complete the CV for the proposed architect. The CV must reflect the experience in **the role of an architect**. The bidder must complete the CV template provided on **Form C6**
- The experience must be **post** professional registration. (After first registration with SACAP as a Professional Architect - Pr. Arch).

TABLE ON PAGE 16 OF 77

- Bidder to claim on by referring to their valid BBEE Certificate or Sworn Affidavit. Select appropriate points as per description given. Submit copies of certified certificates. JVs must provide consolidated BBEE certificates from an accredited SANAS agent
- 80/20 Evaluation

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

- FORM A2. Record of Addenda to Tender Documents
- Form A3. Certificate of Authority for Signatory
- FORM A4. Certificate of Authority of JOINT VENTURES (where applicable)
- FORM A5. Schedule of the Tenderer's Recent Experience (Completed Projects)

No	Client/Company Name	Contact Name of Referee	Contact Number and or email address of Referee	State project name and provide a brief description of work involved	Project Value in ZAR Including VAT	Project Completed (Yes/No)	State Category of work from list below 1) Modular construction or 2) Prefabricated construction or 3) Containerised construction or 4) Habitable pods or 5) Construction activities involving installation of premade / premanufactured habitable facilities.
1.							

FORM A10. Bidder's Disclosure (SBD4). Make a declaration

FORM A11. Preference Points Claim Form in Terms of the Preferential Procurement Regulations 2022 (SBD 6.1)

• Form A12: Confidentiality and Non-Disclosure Agreement

Form A13. Declaration Of Interest and Politically Exposed Person

FORM C6. The CV's OF KEY PERSONNEL

FORM C7. Certificates of Professional Registration of Key Personnel AND Certificate / Letter of Good standing.



Detailed list of these is listed from Page 30 of 77.

These must be completed, signed or witnessed and submitted together with your bid document

Amongst these documents is SBD4 (Bidder's Disclosure) which must be fully completed and properly declared

Certificate of authority for JVs. Indicate who the lead partner is and has also been given signing powers. JV Agreement is required.

Complete and sign Non Disclosure Agreement

The background image shows a desk with various financial documents. There are several charts, including bar charts, line graphs, and pie charts. A black pen with a silver tip is lying on the desk. A calculator is visible on the right side. A teal semi-transparent banner is overlaid on the middle of the image, containing the word "CONTRACT" in white capital letters.

CONTRACT

1. Please complete contract document in it's entirety
2. Please make sure that you have completed and signed the Form of Offer and Acceptance that is in the contract document
3. The grand total from the BOQ must be carried over to Form of Offer and Acceptance page
4. Please sign and submit the contract



The Contractor shall design, manufacture, deliver, install, connect, test, commission and hand over modular or prefabricated or containerised guard houses at the Cluster 3 Airports namely King Shaka International Airport, Chief Dawid Stuurman International Airport and King Phalo Airport. A total of eighteen (18) guard houses will be required across the airports. The solution must be operational, fit for purpose, compliant with applicable standards and airport requirements, and aesthetically aligned to complement the airport precinct in which it is located.

The works are packaged as a design and build solution where ACSA will contract with an experienced contractor who will carry out the necessary design services as well as execute on the construction / installation activities required to successfully complete the project. It will be expected that the team is led by a professional architect that will be responsible for design and overall contract management.

The Guard Houses will be utilised by security personnel and will be provided as follows:

- King Shaka International Airport – 8 Guard Houses
- King Phalo Airport – 5 Guard Houses
- Chief Dawid Stuurman International Airport – 5 Guard Houses

Objective:

- Provide robust, secure, and comfortable guard houses that support access control and perimeter/entrance operations.
- Deliver quick-to-deploy modular / prefabricated / containerised solutions with minimal disruption to airport operations.
- Elevate visual quality at entrances and perimeter points through contemporary design and high-quality finishes.
- Enable sectional completion per site where required.
- Ensure guard houses are 'fit for purpose' and are fully operational at handover.
- Designed to achieve a life span of 20 years or more.

Functional & Technical Requirements:

Bidders are to take note of the functional & technical requirement that must be incorporated into the final solution as contained in detail in the scope of works.

- Aesthetic Design Criteria
- Functional Planning Requirements
- Modularity and Expandability
- Architectural and Envelope
- Electrical (SANS 10142-1)
- Fire Detection & Fire Fighting Equipment
- ICT/Security Integration
- Mechanical (HVAC/Ventilation)
- Plumbing
- Furniture, Fixtures & Equipment (FF&E)
- Factory Build & QA
- Transport & Lifting
- Site Works & Preparatory Works
- Ablution Facilities
- Alternate Ablution Facilities (Rate only option)
- Services / Utilities

Professional Services:

Bidders are to take note that this project is to be executed through a design and build service as such professional service are required as contained in detail in the scope of works. The professional team will be led by the Architect, additionally the following professionals will also be required to form part of the team.

- Engineers (Civil, Structural, Electrical, Mechanical, fire) all as required to execute the works.
- Quantity Surveyor
- Construction Health & Safety Agent

SCOPE OF WORK

Guard House Layout: King Shaka International Airport



SCOPE OF WORK

Guard House Layout: Chief David Stuurman International Airport



SCOPE OF WORK

Guard House Layout: King Phalo Airport



- Bidders are to take note of the pricing instructions included in the bills of quantities.
- The BOQ comprise 3 separate sections, 1 section for each airport within the cluster.
- Each section comprises Part A & Part B, where
 - Part A represents the costs for the professional services.
 - Part B represents the costs for the construction works.
- The total cost for each section is carried into the 'Final Summary' where VAT will be added to the total cost for the 3 sections.
- The amount including VAT must be carried into the form of offer.



QUESTIONS & ANSWERS



A photograph of an airport departures board. The board is a large digital screen with a blue header that says 'Departures' and a digital clock showing '14:37'. Below the header is a table with columns for Flight, Destination, Time, Gate, Status, and New Time. The table lists various flights to destinations like Seychelles, Harare, Lesotho, Maseru, Gaborone, Manzini, Ndola, Lusaka, Luanda, Hong Kong, Nairobi, and Istanbul. Some flights are marked as 'Closed' or 'Final Call'. A large, semi-transparent 'THANK YOU' text is overlaid on the right side of the board.

Flight	Destination	Time	Gate	Status	New Time
HM060	Seychelles	13:58	A11	Closed	
SA028	Harare	14:55	A01	Final Call	
SA060	Lesotho	15:00	A05	Gate	
SA0062	Maseru	15:00	A19	Closed	
BP206	Gaborone	15:00	A15		
SA1775	Gaborone	15:45	A35		
FM0336	Harare	15:50	A21		
SA0086	Manzini - King Msw	16:05	A29		
SA0156	Ndola	16:05	A27		
SA0164	Lusaka	16:20	A19		
SA0102	Harare	16:20	A23		
DT578	Luanda	16:35	A07-08		
SA206	Hong Kong	16:50	A05		
SA0450	Gaborone	17:00	A10		
KQ763	Nairobi	17:30	A15		
TK043	Istanbul	18:10	A05		

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