

A nighttime photograph of the Cape Town International Airport terminal. The building is a long, multi-story structure with a glass facade, illuminated from within, showing various interior spaces like shops and waiting areas. The text "Cape Town International Airport" is visible on the building's facade. In the foreground, there's a dark tarmac area with some ground service equipment and vehicles. A large, semi-transparent teal rectangle is overlaid on the lower half of the image, containing the word "WELCOME" in white, bold, sans-serif capital letters.

Cape Town International Airport

WELCOME

Tender for Indoor Electrical Maintenance for a period of 5 years at Cape Town International Airport

Tender Reference Number :CTIA8136/2026/RFP

CAPE TOWN INTERNATIONAL AIRPORT – 16th October 2026



Terminals



Toilets

Shops



Banks



AIRPORTS COMPANY
SOUTH AFRICA

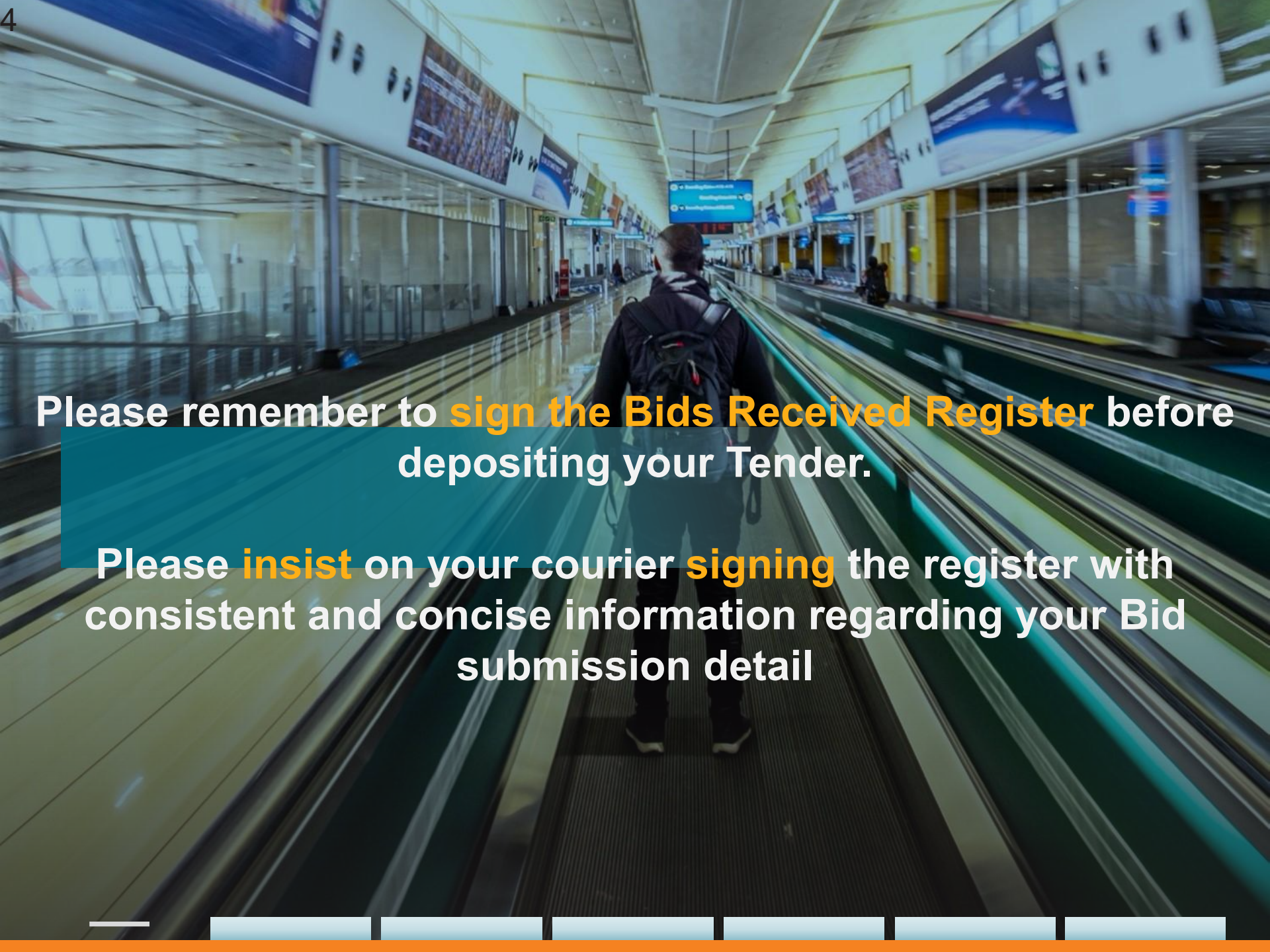
INTRODUCING THE TEAM :

SUPPLY CHAIN MANAGEMENT :

Graham Mitchell – Senior Buyer | Category Management

TECHNICAL TEAM :

- Abel Madiya - Technician Electrical Maintenance
- Lindiwe Mhlabeni - Electrical Maintenance Engineer
- Bonile Caleni - Technician Electrical Maintenance



Please remember to **sign the Bids Received Register** before depositing your Tender.

Please **insist** on your courier **signing** the register with consistent and concise information regarding your Bid submission detail



ACSA DISCLAIMER:

PLEASE NOTE:

NO RECORDING ALLOWED ON ANY DEVICES –

Protection of Personal Information Act, No 4 of 2013 (POPIA)

**UNFORTUNATELY - CAPE TOWN
INTERNATIONAL AIRPORT DOES NOT
VALIDATE PARKING FOR BRIEFING
SESSIONS**

**PLEASE REMEMBER TO SIGN THE
ATTENDANCE REGISTER**



ANTI-CORRUPTION HOTLINE

Report Fraud and Corruption using our Anti-Corruption Hotline, which is operational 24 hours a day, 7 days a week, 365 days a year.

Free Call: 0800 00 80 80

Email: acsa@thehotline.co.za

Visit: www.thehotline.co.za

**SAY NO TO
CORRUPTION**



AIRPORTS COMPANY
SOUTH AFRICA

AGENDA

1



WELCOME AND INTRODUCTIONS

2



IMPORTANT DATES

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5



MANDATORY REQUIREMENTS

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SCOPE OF WORK

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QUESTIONS



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IMPORTANT DATES

RFP Timelines

Bid Invitation	07TH October 2026
Compulsory Briefing Session	Friday 16th October 2026 @ 10h00
Non-Compulsory Site Inspection Requirements	Bidders should visit the permit office at least one hour prior to the Briefing Session to obtain visitor access cards / temporary permits required for attending the Site Inspection. Every bidder must come to the site with the following: (a) Reflective jacket (b) Identity Document and a copy of your ID (not driver's license) PLEASE NOTE THAT NO PERMITS WILL BE ISSUED AFTER 10h00 AM Bidders are to arrive earlier to accommodate the permit / administration process. Refer T1.1.2 below. TBA ON REQUEST
Enquiries closing Date and time	28th October 2026 - Close of Business
RFP submission closing Date and time	13th November 2026 @ 12h00 (Mid-day)
HARD COPY Bid Proposals to be delivered to :-	ADDRESS: Tender Box – Procurement Department Southern Office Block Building – Ground Floor Cape Town International Airport Matroosfontein

COMMERCIAL REQUIREMENTS

GENERAL ADMINISTRATION

- ❖ **ENQUIRIES AND CLARIFICATION:** To be directed to ctiatender.admin@airports.co.za – ONLY
- ❖ **TENDER BOX ALLOCATION:** Tender Box – Procurement Department, Ground Floor – Southern Office Block Building – Cape Town International Airport – Matroosfontein CAPE TOWN 8000
- ❖ **BID SUBMISSION** to strictly follow BID requirements – do not respond in any other format. Any other format will lead to the disqualification of your submission. All stages of the Bid Document to be responded to in order to be considered for the PRICE and PREFERENCE stage. This will be a hurdled/gated evaluation process.
- ❖ **BID SUBMISSION METHODS:** 1 hardcopy (original) and 1 copy of the original to be submitted in a clearly marked envelope/box/file with the appropriate Title and reference number : CTIA8136/2026/RFP and softcopy on a virus free memory stick
- ❖ **NB:** RFP Submission checklist in conjunction with Mandatory Requirements Functional/Technical Evaluation criteria, Price, and BBEEE level
- ❖ **NB:** Please reference returnable schedule before submitting to ensure correctness of Bid.
- ❖ **SUBMISSION AND CLOSE OF BID: FRIDAY 13th November 2026 @ 12h00 (Mid-day)**
- ❖ **Please note:** No bid shall be accepted after the closing time – **ZERO CONTACT POLICY**

What does the tender box look like?



GENERAL ADMINISTRATION

COMPULSORY BRIEFING SESSION

Protocol for the Site Inspection CTIA –

While on site bidders shall always adhere to ACSA safety protocol.

- a) Protective gear (PPE) shall be worn before entering Airside. ie. retroreflective safety jacket. See the picture below of an acceptable retro-reflective vest. Bidders will not be able to access airside if the reflective jacket is not to specification (must be lime green and have reflective tape).

Specification Style:

High visibility, lime, waist coat with zip closure and reflective tape. No other colours will be accepted.

- c) The bidders' representatives are required to bring a certified copy of their identity document, not older than 3 months, or an original ID document. Failure to bring this document to site will result in the bidder not being able to access Airside.

GENERAL ADMINISTRATION –

COMPULSORY BRIEFING SESSION

Protocol for the Site Inspection (if needed)

To gain access to Airside for the site inspection, the below details are required from Bidders:

- Name and Surname
- Personal address and Work Address
- Contact details of persons joining the site inspection should be provided at least two days prior to the site inspection. Details can be emailed to the ACSA SCM Official, Graham Mitchell who can be contacted at ctiatender.admin@airports.co.za





GENERAL ADMINISTRATION: LOCATION – CAPE TOWN INTERNATIONAL AIRPORT



GENERAL ADMINISTRATION: LOCATION – CTIA - CONTINUED



JOINT VENTURE REQUIREMENTS

Incorporated or Unincorporated Joint Venture (registration number for each member of the JV)

Name of lead partner/member of JV

CIPC Registration Number: Please submit as

- **Incorporated: Consolidated in the JV entity name**
- **Unincorporated: Individual entities**

VAT Registration number: Please submit as

- **Incorporated: Consolidated in the JV entity name**
- **Unincorporated: Individual entities**

CIDB Registration number Please submit as

- **Incorporated: Consolidated in the JV entity name**
- **Unincorporated: Individual entities**

Shareholding organogram breakdown (for each individual company / JV member) clearly identifying percentages owned by individual shareholders (full names and ID numbers) and other entities (provide full legal/trading name and respective identifying registration / trust members

JOINT VENTURE REQUIREMENTS - CONTINUED

BBBEE Certificate: Please submit as

- **Incorporated: Consolidated in the JV entity name**
- **Unincorporated: Individual entities**

CSD Report: Please submit as

- **Incorporated: Registered on CSD as the JV entity**
- **Unincorporated: Individual Entities**

Letter of Good Standing: Please submit as

- **Individual entities**

Contact Person

Telephone number

E-mail address

Postal address (also each member of the JV)

Physical Address (also each member of the JV)

JOINT VENTURE REQUIREMENTS

Unincorporated/Incorporated JV /Consortium Requirements:

Please include the following in your submission or proof of application

	YES	NO
Consolidated CSD JV/Consortium DOCUMENT		
Consolidated JV/Consortium VAT REGISTRATION		
Consolidated JV SARS TAX PIN CERTIFICATE		
CIPC Documents for all entities in the JV/Consortium		
Consolidated BBBEE Certificate		
Bank confirmation not older than 3 months in the name of the JV/Consortium		

The CIDB Standard Conditions of Tender are based on a procurement system that satisfies the following system requirements:

Requirement	Qualitative interpretation of the goal
Fair	The process of offer and acceptance is conducted impartially without bias, providing simultaneous and timely access to participating parties to the same information.
Equitable	Terms and conditions for performing the work do not unfairly prejudice the interests of the parties.
Transparent	The only grounds for not awarding a contract to a Tenderer who satisfies all requirements are restrictions from doing business with the employer, lack of capability or capacity, legal impediments and conflicts of interest.
Competitive	The system provides for appropriate levels of competition to ensure cost effective and best value outcomes.
Cost effective	The processes, procedures and methods are standardized with sufficient flexibility to attain best value outcomes in respect of quality, timing and price, and least resources to effectively manage and control procurement processes.

STAGES OF EVALUATION

3.2 A staged approach will be used to evaluate bids, and the approach will be as follows:

Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
Check if all the documents have been received.	Mandatory Requirements	Evaluate functionality or the technical aspect of the bid.	Evaluate price and Preference.	Post-ender negotiations. <i>If applicable</i>	Security Vetting <i>If deemed necessary</i>

MANDATORY REQUIREMENTS

STAGE 2 – MANDATORY EVALUATION REQUIREMENTS

- Fully completed and signed Form of Offer and Acceptance (C1.1). Found in the NEC3 TSC Contract document.
- Only tenderers with a valid CIDB contractor grading of 4EB or higher are eligible to bid on this initiative.
- Only bidders who attend the Compulsory Site Briefing session will be eligible to bid

POINTS TO NOTE :

NB: Please ensure that you are registered on the Central Supplier Database (CSD).

NB: No Bid will be awarded to any person whose tax matters have not been declared in order by South African Revenue Service.

NB: The contract will not be signed without a valid insurance. (Proof of insurance – On award ONLY)

All SBD Returnables

NB: The Contract will not be signed without a valid letter of good standing with the workers Compensation commissioner COIDA (Compensation for Occupational Injuries and Diseases Act) (Letter of good standing with the Workers Compensation Commissioner) with the Department of Labour, FEM or RMA Please note the description of the Nature of Business must be relevant to the Tender you are bidding for.

TECHNICAL REQUIREMENTS

STAGE 3 – FUNCTIONALITY EVALUATION CRITERIA

Functionality Criteria

The functional evaluation will be based on a threshold, where bidders which fail to achieve the required threshold on each functional stage will not be considered further in the evaluation.

The criteria of the evaluation are expressed in the table below.

Points allocated for Functionality shall be evaluated in accordance with the criteria as listed below. Total points allocated shall be a maximum of 100 points. An overall threshold of 63 points out of 100 points is required to be achieved for the bidder to be successful to proceed to Price and Preference evaluation stage.

A bidding entity that fails to meet the threshold of 63 points will be disqualified and will not be evaluated further for Price and Preference evaluation stage.

The functionality evaluation will be conducted by the Bid Evaluation Committee (BEC) which comprises of various skilled and experienced members from diverse professional disciplines. The evaluation process will be based on functionality criteria. The criteria will be as follows:

TECHNICAL REQUIREMENTS - Continued

FUNCTIONALITY CRITERIA – COMPANY EXPERIENCE

CRITERIA DESCRIPTION	WEIGHT						
<u>COMPANY EXPERIENCE</u> Proven company experience in Maintenance or Service or Repair of Building or Facilities lighting or power distribution (Attach a Company letter or Completion Certificate indicating previous Electrical Maintenance or service or repairs completed.) (REFER TO FORM A5) <table><tr><th>More than 5 References</th><th>3 to 5 References</th><th>Less than 3 References</th></tr><tr><td>40</td><td>35</td><td>0</td></tr></table> Contactable references to be on a client's letterhead should typically include the following: the site where the project was done, telephone and/or cell phone numbers, email address and contact names. Please note that Award Letters, Contract Documents and Purchase Orders will not be accepted as references.	More than 5 References	3 to 5 References	Less than 3 References	40	35	0	40
More than 5 References	3 to 5 References	Less than 3 References					
40	35	0					

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AIRPORTS COMPANY
SOUTH AFRICA

TECHNICAL REQUIREMENTS

RESOURCES

3. ELECTRICIAN - 2			5
Relevant and valid SAQA Accredited Qualifications (Submit a Copy of Certificates).			
N3 Electrical Engineering and Trade test or Higher and Trade test	N3 Electrical Engineering and Trade test or Equivalent Electrical Qualification and Trade test	Less than N2 electrical engineering qualification	
10	5	0	
Relevant Electrician Experience (CV with project details and reference of similar project scope must be supplied)			10
More than 3 years	2-3 years	Less than 2 years	
5	2	0	
4. ELECTRICIAN - 3			5
Relevant and valid SAQA Accredited Qualifications (Submit a Copy of Certificates)			
N3 Electrical Engineering and Trade test or Higher and Trade test	N3 Electrical Engineering and Trade test or Equivalent Electrical Qualification and Trade test	Less than N2 Electrical Qualification	
10	5	0	
Submit a detailed CV with similar maintenance/service/repair work experience. In addition to the submitted CV, complete the CV Template (REFER TO FORM C6) and supporting documentation			
More than 3 years	2-3 years	Less than 2 years	
5	2	0	

TECHNICAL REQUIREMENTS

RESOURCES

NOTE:

The resource cannot be submitted for both a Site Supervisor and Electrician role for this service. Three different (individual) electricians are required.

RESOURCES REQUIRED FOR THIS PROJECT

1. Site Supervisor
2. Electrician x 1
3. Electrician x 1
4. Electrician x 1

FOUR (Individual) key resources will be evaluated under the functionality stage.

TOTAL	100
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TECHNICAL REQUIREMENTS – Continued

All qualifications must be SAQA accredited.

All foreign and technical qualifications provided must be SAQA-approved/accredited.

Each relevant and updated CV should typically include the following information.

- Personal particulars mentioning:
 - *name
 - *date and place of birth
- Place (s) of tertiary education and dates associated therewith.
- Qualifications (degrees, diplomas, artisan's certification or other recognised training courses completed)
- Membership grades or membership of professional societies and professional registrations)
- Name of current employer and position in enterprise
- Overview of post graduate experience (year, organization and position / responsibilities)
- Record of Previous work experience relevant to the tender requirements
- Total number of years' working experience (include start and end dates) relevant to the tender requirements.
- Professional activities which have a bearing on the service

Stage 4 - PRICE

Evaluation of Price

This is the final stage of the evaluation process, unless prescribed Objective Criteria are used, and will be based on the Preferential Procurement Policy. Bidders will be ranked by applying the preferential point scoring 80/20 for bids with the rand value below R50 million. A maximum of 80 points is allocated for price based on the following formula:

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

Where:

P_s	=	Points scored for price of tender under consideration
P_t	=	Price of tender under consideration
P_{min}	=	Price of lowest acceptable tender

NB: The Form of Offer C1.1 will be the single reference to determine price portion of this bid

THE ACTIVITY SCHEDULE / PRICING SCHEDULE – SUMMARY – Breakdown

Part 1:

Preventative maintenance

Table 1

	Item	Frequency	Qty	Unit Price (R)	Total (R)
1.	Site Supervisory/ Manager (1)	Monthly	12 months		
2.	Electrician 1	Monthly	12 months		
3.	Electrician 2	Monthly	12 months		
4.	Electrician 3	Monthly	12 months		
5.	Elconop Electrician Assistant 1	Monthly	12 months		
6.	Elconop Electrician Assistant 2	Monthly	12 months		
7.	Elconop Electrician Assistant 3	Monthly	12 months		
8.	General worker 1	Monthly	12 months		
9.	General worker 2	Monthly	12 months		
10.	General worker 3	Monthly	12 months		
11.	Earth Leakage Testing	6 Monthly	2 times		
12.	LUX Readings	3 Monthly	4 times		
13.	Thermal Verification	Annually	1 time		
14.	Earth Cable Resistance test	Annually	1 time		
15.	CoC issue and inspection	AD HOC	10 times		
Total Ex. VAT					

Labour Rates and Mark-up

Any works Outside the scope of the contract as per will be charged at the labor rates below:

Table 2

	Description	Normal Hours (R/hr)	After Hours (R/hr)	Sun/Public H Hr (R/hr)
1	Site Manager			
2	Master Electrician (For 3ph installations, CoC and Compliance Inspections)			
3	Electrician			
4	Electrical Assistant			
5	General Labourer			
6	Hire the Nifty lift (rates per hour)			

Part 2

Preliminaries and general

Table 3

Item no.	Description - Contract Administration Costs	Frequency	Quantity	Cost per item	Total cost
Preliminary and General - Contract Administration Costs:					
1.	Airport Safety Induction.	Every 2 years	10 personnel x 3	R 960.00	R 28 800.00
2.	General Security Awareness	Every 2 years	10 personnel x 3	R 960.00	R 28 800.00
3.	Airport personnel permits.	Annually	10 personnel x 5	R 470.00	R 23 500.00
4.	Vehicle permits and branding.	Annually	5	R 3 000	R 15 000.00
5.	Airside Vehicle Operating Permit	Every 2 years	4 personnel x 3	R 2 500.00	R 30 000.00
6.	Health & safety requirements.	Annually	5	R17 000.00	R 85 000.00
7.	Provisional sum (Spares and adhoc)	Monthly	60	R 50 000.00	R 3 000 000.00
8.	Site establishment – site offices and storage facilities	Once off	1	R 50 000.00	R 50 000.00
Total preliminaries and general's costs (Ex VAT)					R 3 261 100.00

Table 4

Value of Items or Services per month	Mark up-percentage (%)
R 0 – R5000	
R5001 – R30000	
R30001 – R100 000	
R100 001 – R1 000 000	
Over R 1 000 000	

THE ACTIVITY SCHEDULE / PRICING SCHEDULE – SUMMARY

**Summary Pricing Schedule
Table 5**

Line	Description	TOTAL
1.	Year 1= Total cost Table 1 (Preventative Maintenance)	
2.	Year 2 = Year 1 incl 6% CPI (Year1 x 1,06)	
3.	Year 3 = Year 2 incl 6% CPI (Year2 x 1,06)	
4.	Year 4 = Year 3 incl 6% CPI (Year3 x 1,06)	
5.	Year 5 = Year 4 incl 6% CPI (Year4 x 1,06)	
6.	Total cost - Table 3 preliminaries and general's costs	R 3 261 100.00
Total Cost (Year 1 - Year 5 + Table 3 (line 6): P's & G's excl. Vat):		
VAT 15%		
Total Cost (incl VAT 15%) This should be the same amount as the c1.1 Offer and Acceptance in the contract		

Stage 3 - PREFERENCE

Evaluation of Preference

ACSA will score specific goals out of 20 in accordance with the PPP Regulations 2022/2023. If a bidder fails to meet the specific goals as outlined in the table below and submits proof, the bidder will score zero (0) out of 20. ACSA will not disqualify the bidder. See below Specific goals that must be achieved for this bid:

CLAIMING POINTS FOR SPECIFIC GOALS

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

Specific Goals	Number of points (80/20 system)	Bidders Self SCORE
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	
Entity located in provincial/municipal/ district where services or assets are procured.	5	
Non- compliant contributor	0	

PREFERENCE - Continued

Evaluation of Preference

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

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

THE CONTRACT : NEC3 TSC

Airports Company South Africa SOC Limited

SCM REFERENCE NR: CTIA8136/2026/RFP

TITLE : Indoor Electrical Maintenance at Cape Town International Airport for a period of 60 Months.

NEC 3: [TERM SERVICE CONTRACT]

Between AIRPORTS COMPANY SOUTH AFRICA SOC LIMITED

Applicable at Cape Town International Airport

(Registration Number : 1993/004149/30)

and

(Registration Number : _____)

for Indoor Electrical Maintenance at Cape town International Airports (All Building Owned by ACSA) for a period of 60 Months.

Contents:	No of pages
Part C1 Agreements & Contract Data	3
Part C2 Pricing Data	16
Part C3 Employer's Service Information	23
Part C4 Site Information	38

FORM OF OFFER – Volume 2

PART C1: AGREEMENT AND CONTRACT DATA

C1.1 Form of Offer and Acceptance

OFFER

The Employer, identified in the Acceptance signature block, has solicited offers to enter into a contract for the procurement of Indoor Electrical Maintenance at Cape Town International Airport for a Period of 60 Months.

The tenderer, identified in the Offer signature block, has examined the documents listed in the Tender Data and addenda thereto as listed in the Returnable Schedules, and by submitting this Offer has accepted the Conditions of Tender.

By the representative of the contractor, deemed to be duly authorised, signing this part of this Form of Offer and Acceptance the contractor offers to perform all of the obligations and incur liabilities of the NEC TSC under the contract including compliance with all its terms and conditions according to their true intent and meaning for an amount to be determined in accordance with the conditions of contract identified in the Contract Data.

THE OFFERED TOTAL OF PRICES ARE:

AMOUNT exclusive of VAT	
VAT 15%	
AMOUNT inclusive of VAT is	
(in words)	

TO BE FILLED IN NUMBERS AND WORDS

for the contractor

Signature Date

Name Capacity

(Name and address of organisation)

.....

Name and signature of witness

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.

SCOPE OF WORKS – EXECUTIVE OVERVIEW

THE CTIA ELECTRICAL MAINTENANCE'S OBJECTIVE IS TO MAINTAIN THE SERVICEABILITY OF ELECTRICAL INFRASTRUCTURE AT TERMINAL BUILDING, APRON, POWER & LIGHTING COMPLEX, FIRE STATION, PARKADE 1 & 2 INCLUDING ACSA REMOTE SITES FOR ALL LIGHTING SYSTEMS BOTH LANDSIDE AND AIRSIDE AT CAPE TOWN INTERNATIONAL AIRPORT (CTIA). THIS IS TO ENSURE SAFETY, FUNCTIONALITY, EFFECTIVENESS, AND COMPLIANCE TO LEGISLATIONS FOR ALL LIGHTING INFRASTRUCTURE. THIS REQUEST IS FURTHERMORE GUIDED BY THE MAINTENANCE OF GENERAL AND EMERGENCY LIGHTING (D060 024M) WHICH DEFINES THE SPECIFIC MAINTENANCE ACTIVITIES TO BE CARRIED OUT ON LIGHTING SYSTEMS AND STEPS TO BE FOLLOWED TO ENSURE THAT ALL INFRASTRUCTURE IS EFFECTIVELY MAINTAINED IN ACCORDANCE WITH APPLICABLE POLICIES, REGULATIONS, AND STANDARDS.

INSPECTION AND REPAIR OF ALL INDOOR ILLUMINATION AT CTIA INCLUDING ALL ASSOCIATED CIRCUITS FROM THE SUPPLY DISTRIBUTION BOARDS.

- 400V DISTRIBUTION BOARDS**
- WALL SOCKET OUTLETS**
- INSPECTION AND REPAIRS OF ALL LIGHTING CONTROLS**
- SPARES SUPPLY AND MANAGEMENT**



Scope of Works - Resources

Scope of electrical work but not necessarily limited to the following:

- Installation of new systems

- Commissioning of systems

- Inspection for availability and SANS compliance

- Repair to faulty and defective equipment.

- Upgrade existing electrical infrastructure.

- Refurbish existing infrastructure.

- Monthly Meter reading and values issued to billing technician.

- Repair and maintain all lighting systems affixed onto any ACSA building including fault finding and repairs of associated circuits.

- Electrical Meter Installations and decommissioning when required.

- Execute costs saving initiatives and electricity billing recovery projects.

- Maintain all electrical assets as per list but not limited to the following:

 - Provide maintenance to electrical distribution network (Main 400V panel to client/end-user)

 - Provide maintenance to earthing system.

 - Provide maintenance to lightning/surge protection system if any.

 - Provide maintenance to power factor correction units.

 - Provide maintenance to electrical distribution boards.

 - Provide maintenance to electrical switchgear 400V and 220V.

 - Provide maintenance to back supply system changeovers panels and controls.

 - Provide maintenance to electricity meters including calibrations.

Maintenance can be defined as any task to clean, preserve, service or extend the life span of the asset.

Contractor must ensure the asset remain in peak conditions and will be held liable for defects that were not reported for repairs, upgrade, or replacement by mean of a written asset report, risk analysis and feasibility study. This will be done by the site manager under this contract.

Scope of Works – continue

Routine Maintenance:

All routine Maintenance, Repairs and Inspections are issued through the work order system and issued monthly. The work order must be completed and submitted month end in conjunction with any monthly reporting. Below will define the work types and magnitude of work scopes:

Work Tasks:

Daily Work Orders (Work Requests)

These are calls logged at the maintenance helpdesk by stakeholder for defects. The contractor will be dispatched to the stakeholder for assessment and immediate repairs. In the event a task was not able to be completed, feedback must be given to the helpdesk with reason for delay and action plan for repairs. This work will be completed within 3 days of dispatch as the SLA (Service Level Agreement) of this contract. This work account for nearly fifty percent of the contract work scope and is the core function of the contractor. This includes the scope above for all repairs, maintenance, upgrade and replacements.

Weekly and Monthly Work Order (Preventative works)

These are work order for inspections and repair to electrical assets to highlight any defects before a breakdown occurs or before a report is made at helpdesk. Inspection will be done on all ACSA buildings as per the asset list and repair immediately. A comprehensive report will be submitted to the contract manager on a weekly basis.

3 Monthly Work Order (Auditing)

Retail Areas and Stakeholder rentals are maintained by the lease as per the lease. The asset needs to be kept to the Standards and 3 monthly audits and reporting will be done on these areas to ensure the stakeholder upkeep the rental property. This will be a compliance audit to ensure that the building still complies to its latest CoC. Any defects or deviation found must be reported to the contract manager in writing in the form of a report to ensure corrective actions takes place.

All Work tasks must be document and a work order must be issued for all tasks. All work order tasks will be done under the contract.

Earth Leakage testing

Lux Readings



All enquiries to be directed via email to:
CTIATender.Admin@airports.co.za

**PLEASE NOTE – ZERO CONTACT POLICY (After
bid submission) — FRIDAY 13th November 2026 @ 12h00 MID-DAY**

REASONS WHY THE PREVIOUS TENDER WAS CANCELLED:

COMPANY EXPERIENCE :

Bidders did not provide sufficient evidence related to the evaluation criteria for company experience and therefore resulted in disqualification. The BEC cannot award points for information that is not there and is not relevant to the required rubric.

COMPANY RESOURCES:

Bidders failed to supply evidence of resource qualifications and experience resulting in loss of points for the Functionality requirements.

*In some cases – resource experience was not relevant to the Functionality requirement
Bidders failed to adhere to the number of resources required. Resources should be used in a singular position and cannot fill two positions simultaneously. Each resource will be evaluated separately and points will be allocated per resource*

TENDERED AMOUNT – OFFER AND ACCEPTANCE C1.1

Bidders did not understand the costing methodology stipulated in the BOQ resulting in the obscurity of pricing. Either they were too high or too low – both of which presents a challenge in terms of value for money, market related pricing and cost effectiveness.

Bidders were not guided by the CIDB grading for this Tender – which would result in irregular expenditure when audited

JV REQUIREMENTS

Bidders did not fully understand the requirements for an Incorporated and Unincorporated JV. Please refer to the bid document

FREQUENTLY ASKED QUESTIONS :

WHAT IF MY SUBMISSION IS LATE (even by 1 minute)?

It will be registered as late and disqualified

WHAT IS A NON-RESPONSIVE BID?

A non-responsive bid is a bid that does not meet the requirements for each stage mentioned in the bid document and/or not supplying the Bid Evaluation Committee (BEC) with the required statutory documents in order to progress to the next evaluation stage.

WHAT HAPPENS IF MY DOCUMENTS HAVE EXPIRED?

If your documents have expired, your tender will be non-responsive, unless you can provide proof of application and supporting communication to validate such before the Tender closing date

DO I NEED TO MEET EVERY REQUIREMENT IN THE MANDATORY STAGE TO QUALIFY FOR THE FUNCTIONALITY PHASE?

Yes – this is a gated/hurdled evaluation process. A bidder is required to fully comply with every requirement in the Mandatory Stage as well as the Functionality Stage in order to proceed to PRICE AND PREFERENCE

IS IT COMPULSORY TO SUBMIT A C1.1 FORM OF OFFER AND ACCEPTANCE

Yes – your submission will be non-responsive – see Mandatory requirements

WILL UNRESPONSIVE BIDDERS BE GIVEN AN OPPORTUNITY TO A DE-BRIEFING SESSION?

ACSA always promotes the invitation to a de-briefing session – you will be invited to an individual session where the TEAM will take you through the area's of the submission that did not meet the bid criteria – STEP BY STEP.

ACSA PROCUREMENT WILL BE GOING DIGITAL SOON – KEEP YOUR EYES PEELED FOR THE TRAINING ROADSHOWS

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The background of the slide is a light blue gradient with several large, 3D question marks scattered across it. A horizontal teal bar is positioned in the middle of the slide, containing the text 'Q & A'.

Q & A



LOOKING FORWARD TO YOUR BID PROPOSAL –

