

REFURBISHMENT OF MEDIA ROOM AT TERMINAL B AREA FOR A PERIOD OF SIX MONTHS AT OR TAMBO INTERNATIONAL AIRPORT REF ORTIA8094/2025/RFP

Presented by Johnson Mji, Tondani Mtephe and Yvonne Mangoenyane



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31/08/2026

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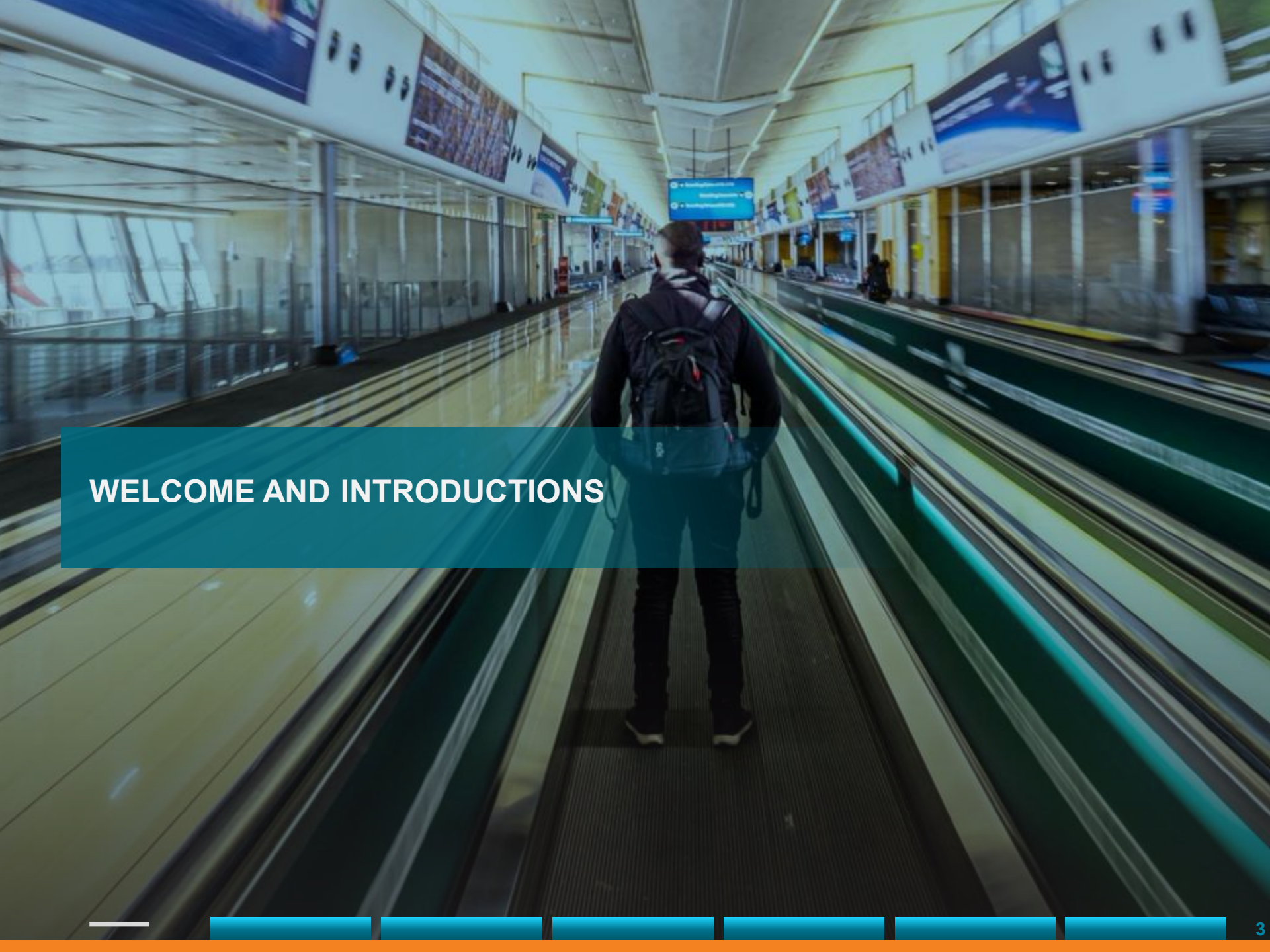
6 | Goals and Returnable Documents

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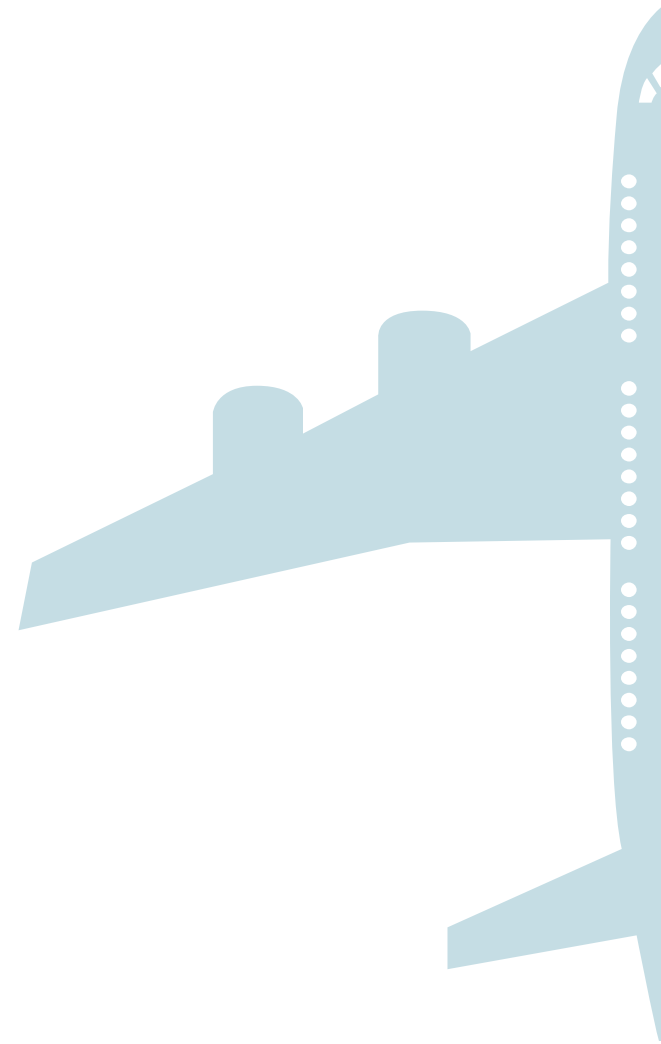
10 | Questions

A person with a backpack is walking away from the camera on a moving walkway in a large, modern airport terminal. The terminal has a high ceiling with exposed ductwork and large windows on the left side. There are various signs and advertisements on the walls and ceiling. The walkway is moving to the right, and the person is walking in the same direction. A semi-transparent teal banner is overlaid on the lower half of the image.

WELCOME AND INTRODUCTIONS

ACSA REPS

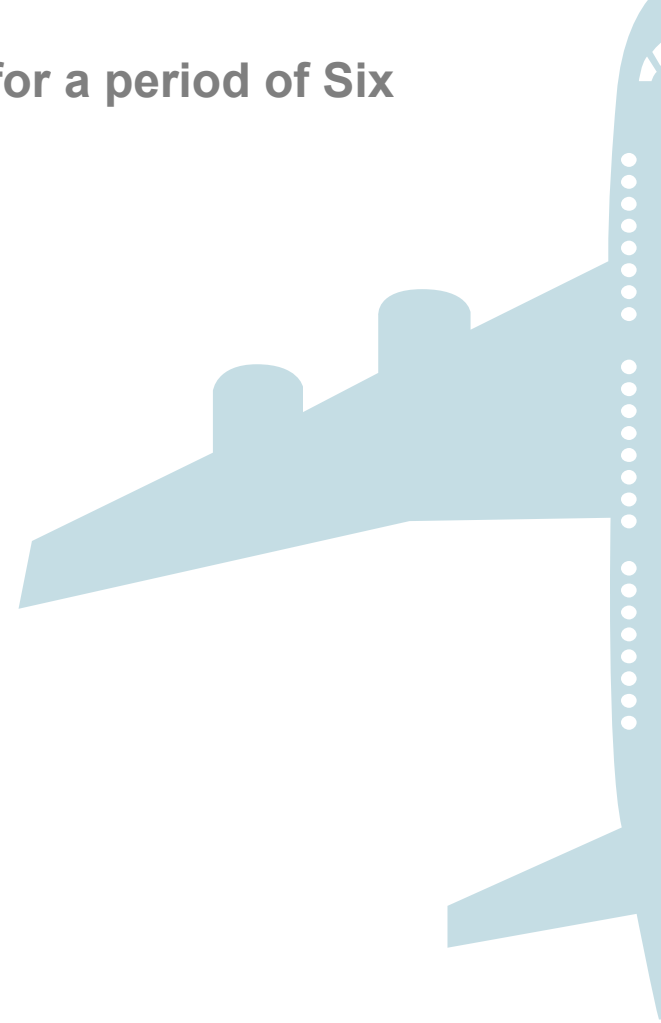
1. Johnson Mji
2. Yvonne Mangoenyane
3. Tondani Mtephe



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

Refurbishment of Media Room at Terminal B Area for a period of Six months at OR Tambo International Airport



A long-exposure photograph of an airport tarmac at night. In the foreground, a white British Airways cargo container sits on a dolly, with the text 'AKE 18454 BA' and the airline's logo visible. Behind it, a line of similar containers extends into the distance. To the left, a white passenger aircraft is partially visible, with its boarding stairs extended. In the background, a large airport terminal with a glass facade is illuminated, and a long, curved skybridge connects it to another part of the airport. Light trails from vehicles are visible on the right side of the tarmac. A semi-transparent teal banner with the text 'IMPORTANT INFORMATION' is overlaid in the center.

IMPORTANT INFORMATION

On page 1 of 77 write bidder's name

Page 2 of 77 Part A SBD 1: INVITATION TO BID. 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 5GB 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 **5GB 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 **5GB** 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	18 August 2026
Briefing session and Site Meeting	Both Compulsory
Query closing date	7 September 2026
Bid closing date	30 September 2026 @ 12:00(Mid-day) SA Time

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

Tender Box B
Airports Company SA SOC Ltd
ACSA North Wings Offices
International Terminal Building3rd Floor
OR Tambo International Airport

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

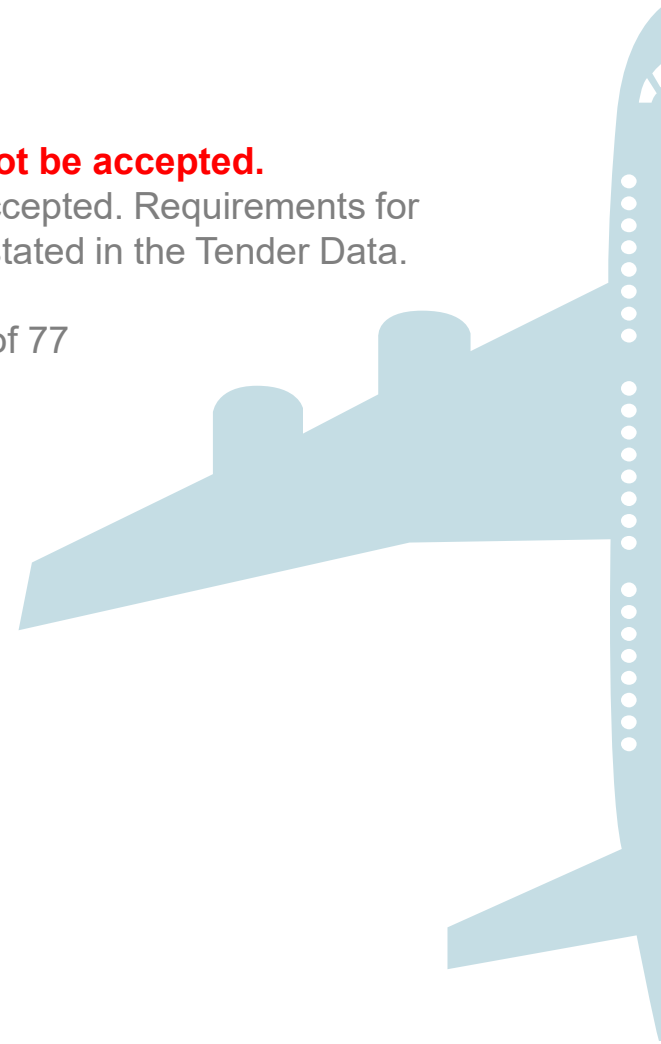
- Bidders to make sure that they visit the following website in order to download the bid documents: www.etenders.gov.za and or www.airports.co.za
- Queries related to the tender must be submitted in writing using the following email address: Procurement3.KSIA@airports.co.za
- Response to tender queries 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 7 September 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

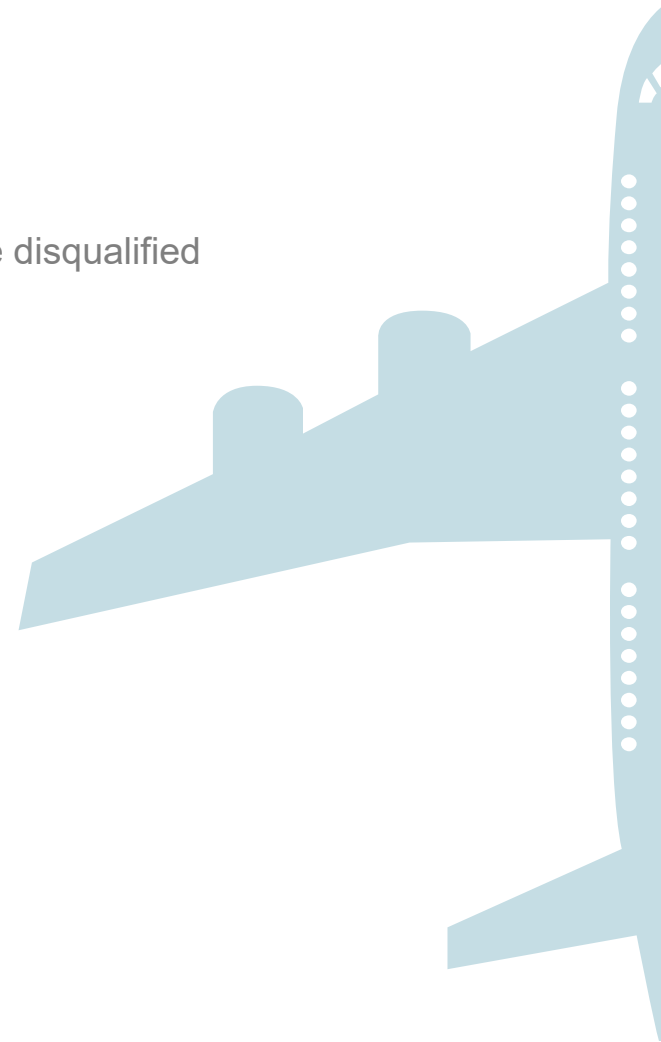
- **We will respond to your queries.**
- We will issue an addendum where necessary
- Bidders that have engaged in corrupt or fraudulent practices will be disqualified

MANDATORY ADMINISTRATIVE CRITERIA

- **Valid CIDB Grading of 5GB or higher**
- **Attend compulsory meetings**
- **Submit fully completed Form of Offer and Acceptance**

FUNCTIONALITY EVALUATION CRITERIA

- **100 Points**
- **85 points overall minimum**



EXAMPLE 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 SignatureXX..... Date
 ...31 August 2026..... NameJames.....
 Capacity Office Manager..... (Name and
 XYZ (Pty) Ltd.....
 .. address of organisation) 101 Long Street Gauteng 7000.....

..... Name and signature of
 witnessTammy..... .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.

FUNCTIONALITY EVALUATION CRITERIA

- 100 Points
- 85 points overall minimum

Key Resources required and their qualifications:

Submit certified copies of their qualifications. Project Manager, Site Supervisor/Foreman.

Certified copies must not be older than 3 months.

Provide CVs for Technical Resources: HVAC, Carpenter or Joinery, Electrical, Graphic or Architectural Designer

EXPERIENCE FOR KEY PERSONNEL

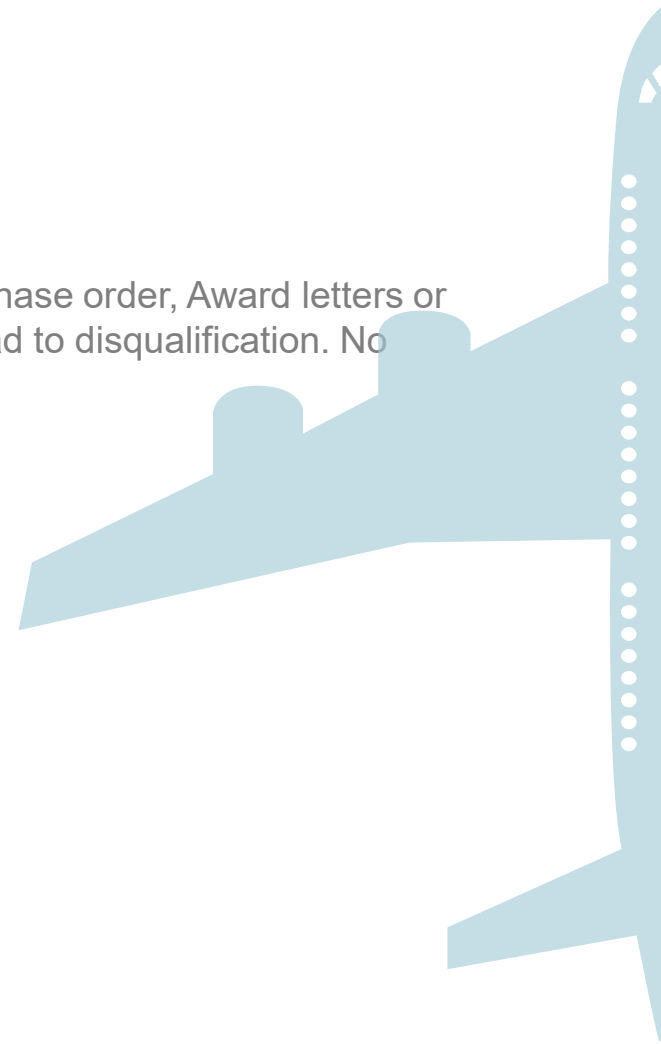
Provide CVs for relevant experience

COMPANY EXPERIENCE

FUNCTIONALITY EVALUATION CRITERIA

COMPANY EXPERIENCE

Provide verifiable reference letters to prove company experience. Purchase order, Award letters or Appointment letters will not be accepted. False reference letters will lead to disqualification. No points will be awarded for false reference letters.



1 QUALIFICATION

1.1	Role: Project Manager	<u>Qualification</u>
	Provide certified (not older than 3 months) proof of qualification documents of (Refer to form C7): Refer page 69 of 77	
	National Diploma or Degree (NQF level 6 or 7) or Higher from accredited /registered institutions in Project Management or Engineering in built environment or Construction Management and be registered professional project manager with SACPCMP = 10 Points	
	National Diploma or Degree (NQF level 6 or 7) or Higher from accredited /registered institutions in Project Management or Engineering in built environment or Construction Management = 5 Points	
	None of the above =0 Points	

QUALIFICATIONS

1.2	Role: Site Supervisor/ Foreman	10
	Provide certified (not older than 3 months) proof of qualification documents of (Refer to form C7): Refer page 69 of 77	
	Accredited Trade Test Certificate (Electrical or Mechanical or Civil-related) and a supervisory certificate = 10 Points	
	Accredited Trade Test Certificate (Electrical or Mechanical or Civil-related) = 5 Points	
	None of the above = 0 Points	

QUALIFICATIONS

1.3

Role: Technical (Electrical, HVAC, Carpenter or Joinery, Graphic or Architectural Designer) CV's to be attached for each of the 4 roles below as they are key for success of the project. CV's are required to allocate a score for each resource.

Qualification

Provide certified (not older than 3 months) proof of qualification documents of (Refer to form C7): Refer page 69 of 77

- Electrical Resource: Electrical Trade test certificate and wireman's licence from accredited /register institutions = 5 Points
- HVAC Resource: Refrigeration Mechanic (Commercial/Industrial) Trade test certificate from accredited /register institutions = 5 Points
- Carpenter or Joinery Resource: Carpenter or Joinery Trade test certificate from accredited /register institutions = 5 Points
- Graphic or Architect Designer Resource: Diploma in Graphic or Architectural design or higher from accredited /register institutions = 5 Points

Failure to Meet the above requirements = 0 Points

QUALIFICATIONS

1.4

1.4	Role: Health and Safety Officer	5
	<u>Qualification</u>	
	Please Provide certified (not older than 3 months) proof of qualification documents of (Refer to form C7): Refer page 69 of 77	
	Samtrac or National Diploma in safety management or higher from accredited /registered institutions with construction safety experience = 5 Points	
	Failure to Meet the above requirements = 0 Points	
Sub-Total		45

EXPERIENCE

2. EXPERIENCE	Max
Role: Project Manager <u>Experience</u> Please provide: Comprehensive CVs to demonstrate technical skills and projects worked on. Please ensure that the correct supporting CV is included in the submission -Please Refer to Form C6 Refer page 68 of 77	5
5 years and above experience in overall management of the building refurbishment project, coordination of subcontractors, budget control, client liaison, project scheduling and reporting = 5 Points	
Between 3 and 4 years of experience in overall management of the building refurbishment project, coordination of subcontractors, budget control, client liaison, project scheduling and reporting = 3 Points	
Less than 3 years' experience in overall management of the building refurbishment project, coordination of subcontractors, budget control, client liaison, project scheduling and reporting = 0 Points	

EXPERIENCE

2.2	Role: Site Supervisor/Foreman Experience Please provide: Comprehensive CVs to demonstrate technical skills and projects worked on. Please ensure that the correct supporting CV is included in the submission -Please Refer to Form C6. Refer page 68 of 77	5
	5 years and above experience in daily site supervision activities, monitoring workmanship, and ensuring project timelines are met and managing labour teams onsite = 5 Points	
	Between 3 and 4 years' experience in daily site supervision activities, monitoring workmanship, and ensuring project timelines are met and managing labour teams onsite = 3 Points	
	Less than 3 years' experience in daily site supervision activities, monitoring workmanship, and ensuring project timelines are met and managing labour teams onsite = 0 Points	

EXPERIENCE

2.3

Role: Technical (Electrical, HVAC, Carpenter or Joinery, Graphic or Architectural Designer) – The correct supporting CV must be submitted for each resource. CV's are required to allocate a score for each resource. Failure which will result in bidders being disqualified

Experience

Please provide: Comprehensive CVs to demonstrate technical skills and projects worked on. Please ensure that the correct supporting CV is included in the submission -Please Refer to Form C6, Refer page 68 of 77

Electrical Resource: 3 years and above experience in Electrical installations, testing and commissioning works = 5 Points

HVAC Resource: 3 years and above experience in HVAC installation, testing and commissioning works = 5 Points

Carpenter or Joinery Resource: 3 years and above experience in Carpentry or Joinery works = 5 Points

Graphic or Architect Designer Resource: 3 years and above experience in design and 3D rendering works = 5 Points

Less than 3 years' experience (in all the above Resources) = 0 Points

EXPERIENCE

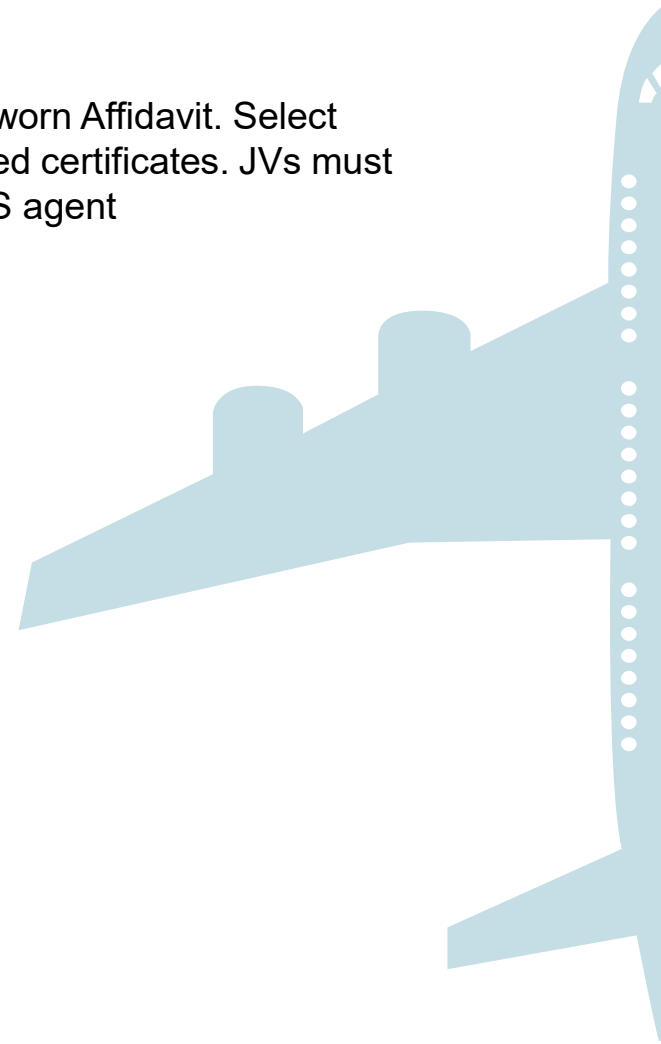
2.4	Role: Health and Safety Officer	
	<u>Experience</u> Please provide: Comprehensive CVs to demonstrate technical skills and projects worked on. Please ensure that the correct supporting CV is included in the submission - Please Refer to Form C6 . Refer page 68 of 77	5
	3 or more years' experience in ensuring compliance with Occupational Health and Safety Regulations, conducting site inspections, and maintaining safety documentation = 5 Points	
	Less than 3 years' experience in ensuring compliance with Occupational Health and Safety Regulations, conducting site inspections, and maintaining safety documentation = 0 Points	
Sub-Total		35

COMPANY EXPERIENCE

3 COMPANY EXPERIENCE	MAX	
Company Experience. Refer Form A5, A6, A7,A8 and A9 from Pages 36 -41 of 77		
Bidder to provide reference letters of services rendered with regards to specialised multi-disciplined building refurbishment projects such as media rooms, cinemas, boardrooms, auditoriums and studios. Purchase Orders and Appointment/Award Letters will not be accepted.		20
Bidders to Provide three (3) or more reference letters on a client's company's letter head with contactable reference details. The letters demonstrate the name of service provided, scope of works, project value, Client name. Reference letter will be verified and if false bidders will be disqualified and not be scored points.		
Bidder provided three (3) or more reference letters = 20 Points		
Bidder provided two (2) reference letters = 10 Points		
Bidder provided less than two (2) reference letters = 0 Points		
Total Score		100

TABLE ON PAGE 16 OF 77

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



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 bar charts, a line graph, and a pie chart. A black pen with a silver tip is lying on the desk. A calculator is visible on the right side. The word "CONTRACT" is overlaid in white text on a teal rectangular background.

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



1. The works is for refurbishment of media room at terminal B of OR Tambo Airport
2. Condition assessment
3. Design phase
4. Structural and architectural works
5. Electrical and mechanical works
6. Audio visual systems
7. IT & Network systems
8. Furniture
9. Finishing and quality assurance
10. Handover and documentation



QUESTIONS & ANSWERS



A photograph of an airport departures board. The board is a large digital screen with a blue header that reads '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 several flights to various destinations including 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	13:50	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		
FA0336	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	A21		
DT578	Luanda	16:35	A07-08		
SA286	Hong Kong	16:50	A05		
SA0450	Gaborone	17:00	A10		
K0763	Nairobi	17:30	A15		
TK043	Istanbul	18:10	A05		

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