

Disclaimer

This document is provided solely for the purpose set out in this RFP and is not intended to form any part or basis of any investment decision by Respondents. The recipient should not consider the document as an investment recommendation by PRASA or any of its advisers.

Each person to whom this document (and other later documents) is made available must make his own independent assessment of the Project after making such investigation and taking such professional advice as he/she or it deems necessary. Neither the receipt of this document or any related document by any person, nor any information contained in the documents or distributed with them or previously or subsequently communicated to any Respondent or its advisers, is to be taken as constituting the giving of an investment advice by PRASA or its advisers.

Whilst reasonable care has been taken in preparing this RFP and other documents, they do not purport to be comprehensive or true and correct. Neither PRASA nor any of its advisers accept any liability or responsibility for the adequacy, accuracy, or completeness of any of the information or opinions stated in any document.

They acquaint themselves with this RFP and take note that no representation or warranty, express or implied, is or will be given by PRASA, or any of its officers, employees, agents or advisers with respect to the information or opinions contained in any document or on which any document is based. Any liability in respect of such representations or warranties, howsoever arising is hereby expressly disclaimed.

If any recipient, or its employees, advisers or agents make or offer to make any gift to any of the employees of PRASA or consultant to PRASA on the RFP either directly or through an intermediary then such recipient, Respondent will be disqualified forthwith from participating in the RFP.

Each recipient of this RFP agrees to keep confidential any information of a confidential nature which may be contained in the information provided by PRASA, or any of its officers, employees, agents or advisers (the "Confidential Information Provided"). The Confidential Information provided may be made available to Respondent's subcontractors, employees and professional advisers who are directly involved in the appraisal of such information (who must be made aware of the obligation of confidentiality) but shall not, either in the whole or in part, be copied, reproduced, distributed or otherwise made available to any other party in any circumstances without the prior written consent of PRASA, nor may it be used for any other purpose than that for which it is intended.

These requirements do not apply to any information, which is or becomes publicly available or is shown to have been made available (otherwise than through a breach of a confidentiality obligation).

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



Respondents, Key Contractors and their constituent members, agents and advisers, may be required to sign confidentiality Contracts/undertakings (in such form as PRASA may require from time to time).

All Confidential Information Provided (including all copies thereof) remains the property of PRASA and must be delivered to PRASA on demand. Further, by receiving this RFP each Respondent and each of its members agree to maintain its submission in Bid to this RFP confidential from third parties other than PRASA and its officials, officers and advisers who are required to review the same for the purpose of procurement of the RFP.

Any recipient residing outside the Republic of South Africa is urged to familiarise themselves with and to observe any regulatory requirements relevant to the proposed transaction (whether these derive from a regulatory authority within or outside the Republic of South Africa).

Any requirement set out in this RFP regarding the content of a response to the RFP is stipulated for the sole benefit of PRASA, and serves as expressly stated to the contrary, may be waived at its discretion at any stage in the procurement process.

PRASA is not committed to any course of action as a result of its issuance of this RFP and/or its receipt of a Proposal in response to it. Please note that PRASA reserves the right to:

- Modify the RFP's goods / service(s) / works and request Respondents to re-bid on any changes;
- Withdraw, amend the RFP at any time without prior notice and liability to compensate or reimburse any Respondent;
- Reject any Proposal which does not conform to instructions and specifications which are detailed herein;
- Disqualify Proposals submitted after the stated submission deadline;
- Call a Respondent to provide additional documents which PRASA may require which have not been submitted to PRASA;
- Withdraw the RFP on good cause shown;
- Award a contract in connection with this Proposal at any time after the RFP's closing date;
- Make no award at all;
- Validate any information submitted by Respondents in response to this bid. This would include, but is not limited to, requesting the Respondents to provide supporting evidence.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



By submitting a bid, Respondents hereby irrevocably grant the necessary consent to PRASA to do so;

- Request annual financial statements prepared and signed off by a professional accountant or other documentation for the purposes of a due diligence exercise; and/or
- Not accept any changes or purported changes by the Respondent to the bid rates after the closing date and/or after the award of the business, unless the contract specifically provided for it.

To adopt any proposal made by any Bidders at any time and to include such proposal in any procurement document which may or may not be made available to other Bidders.

All costs and expenses incurred by Bidders in submitting responses to this RFP shall be borne by the Respondents and PRASA shall not be liable for any costs or expenses whatsoever or any claim for reimbursement of such costs or expenses.

Should a contract be awarded on the strength of information furnished by the Respondent, which after conclusion of the contract, is proved to have been incorrect, PRASA reserves the right to cancel the contract and/or place the Respondent on PRASA's list of Restricted Suppliers.

PRASA reserves the right to negotiate market-related price with the Bidder scoring the highest points or cancel the bid; if the Bidder does not agree to a market related price, negotiate a market related price with the Bidder scoring the second highest points or cancel the bid; if the Bidder scoring the second highest points does not agree to a market related price, negotiate a market related price with the scoring the third highest points or cancel the bid. If the market related price is not agreed as envisaged in this paragraph, PRASA will cancel the bid.

PRASA reserves the right to negotiating the Best and Final Offer (BAFO) with selected Respondents where none of the Proposals meet RFP requirement, are affordable and demonstrate value for money and there is no clear preferred response to the RFP.

PRASA will not reimburse any Respondent for any preparatory costs or other work performed in connection with its Proposal, whether or not the Respondent is awarded a contract.

SCHEDULE OF BID DOCUMENTS

SECTION NO	PAGE
SECTION 1 : NOTICE TO BIDDERS	
1 <u>INVITATION TO BID</u>	12
2 <u>FORMAL BRIEFING</u>	13
3 <u>PROPOSAL SUBMISSION</u>	13
4 <u>DELIVERY INSTRUCTIONS FOR RFP</u>	13
5 <u>BROAD-BASED BLACK ECONOMIC EMPOWERMENT AND SOCIO-ECONOMIC OBLIGATIONS</u>	14
6 <u>COMMUNICATION</u>	14
7 <u>CONFIDENTIALITY</u>	15
8 <u>INSTRUCTIONS FOR COMPLETING THE RFP</u>	17
9 <u>RFP TIMETABLE</u>	19
10 <u>LEGAL COMPLIANCE</u>	20
11 <u>NATIONAL TREASURY'S CENTRAL SUPPLIER DATABASE</u>	20
12 <u>TAX COMPLIANCE</u>	20
13 <u>PROTECTION OF PERSONAL DATA</u>	21
<u>SECTION 2 : BACKGROUND, OVERVIEW AND SCOPE OF REQUIREMENTS</u>	22
1 <u>INTRODUCTION AND BACKGROUND</u>	22
2 <u>OVERVIEW</u>	22
3 <u>KEY OBJECTIVES OF THE RFP</u>	23
4 <u>SCOPE OF WORK</u>	25
5 <u>EVALUATION METHODOLOGY</u>	33
6 <u>POST TENDER NEGOTIATIONS (IF APPLICABLE)</u>	41
7 <u>FINAL CONTRACT AWARD</u>	42
8 <u>FAIRNESS AND TRANSPARENCY</u>	42

<u>SECTION 3 : PRICING AND DELIVERY SCHEDULE</u>	43
1 <u>PRICING</u>	43
2 DISCLOSURE OF PRICES QUOTED	44
3 <u>PERFORMANCE AND BID BONDS (WHERE APPLICABLE)</u>	44
4 <u>OWNERSHIP OF DESIGN</u>	44
5 <u>SERVICE LEVELS</u>	44
6 <u>TOTAL COST OF OWNERSHIP AND CONTINUOUS IMPROVEMENT INITIATIVES</u>	45
7 FINANCIAL STABILITY	45
8 VALIDITY OF RETURNABLE DOCUMENTS	47
9 <u>CERTIFICATE OF ACQUAINTANCE WITH RFP TERMS AND CONDITIONS</u>	48
10. <u>GENERAL CONDITIONS</u>	49
11 CONDITIONS OF TENDER	55

LIST OF BID DOCUMENTS

INVITATION TO BID PART A	Form A
TERMS AND CONDITIONS FOR BIDDING PART B	Form B
TENDER FORM (PRICING SCHEDULE)	Form C
SITE INSPECTION CERTIFICATE / PRE-TENDER BRIEFING SESSION	Form D
STATEMENT OF WORK SUCCESSFULLY CARRIED OUT BY RESPONDENT	Form E
SECURITY SCREENING FORM	Form F
ACKNOWLEDGEMENT	Form G
SPECIAL CONDITIONS: FUNDING CONTINGENCY	Form H
SBD 4 BIDDER'S DISCLOSURE	
SBD 6.1 PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022	

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



1 LIST OF ANNEXURES TO THE RFP

APPENDICES	ANNEXURE A
DRAFTED CONTRACT	ANNEXURE B
PRICING SCHEDULE	ANNEXURE C
RFP CLARIFICATION FORM	ANNEXURE D

2 ACRONYMS

BBBEE	Broad Based-Black Economic Empowerment
CIDB	Construction Industries Development Board
DTiC	The Department of Trade and Industry and Competition
PPPFA	Preferential Procurement Policy Framework Act 5 of 2000 (as amended from time to time)
PFMA time)	Public Finance Management Act No.1 of 1999 (as amended from time to
PRASA	Passenger Rail Agency of South Africa
RFP	Request for Proposal
SANAS	South African National Accreditation System

3 INTERPRETATION

In this RFP, unless inconsistent with or otherwise indicated by the context –

- 3.1** headings have been inserted for convenience only and should not be taken into account in interpreting the RFP;
- 3.2** any reference to one gender shall include the other gender;
- 3.3** words in the singular shall include the plural and vice versa;
- 3.4** any reference to natural persons shall include legal persons and vice versa;
- 3.5** words defined in a specific clause have the same meaning in all other clauses of the RFP, unless the contrary is specifically indicated;
- 3.6** any reference to the RFP, schedule or appendix, shall be construed as including a reference to any RFP, schedule or appendix amending or substituting that RFP, schedule or appendix;
- 3.7** the schedules, appendices and Briefing Notes issued pursuant to this RFP, form an indivisible part of the RFP and together with further clarifying and amending information provided by PRASA, constitute the body of RFP documentation which must be complied with by Respondents;
- 3.8** in the event of any inconsistency between this RFP or other earlier information published with regard to the Project, the information in this RFP shall prevail; and
- 3.9** this RFP shall be governed by and applied in accordance with South African law.

4 DEFINITIONS

In this RFP and in any other project documents (as defined below) which so provides, the following words and expressions shall have the meaning assigned to them below and cognate expressions shall have a corresponding meaning, unless inconsistent with the context:

- 4.1** “Accounting Authority” means the Board of PRASA;
- 4.2** “Contract” means the Contract to be entered between PRASA and the successful Bidder for the provision of the *services* procured in this RFP;
- 4.3** “Bid” means the Bid(s) to the RFP submitted by Bidder(s);
- 4.4** “Bidders Briefing Session” means the compulsory briefing session to be held at the offices of PRASA, in order to brief the Respondents about this tender;
- 4.5** “Black Enterprise” means an enterprise that is at least 51% beneficially owned by Black People and in which Black People have substantial Management Control. Such beneficial ownership may be held directly or through other Black Enterprises;
- 4.6** “Black Equity” means the voting equity held by Black People from time to time;
- 4.7** “Black People” has the same meaning as ascribed to the Broad-Based Black Economic Empowerment Act, 2003, as amended;
- 4.8** “Black Woman” means African, Coloured and Indian South Africa Female citizen;
- 4.9** “Briefing Note” means any correspondence to Bidders issued by the PRASA;
- 4.10** “Business Day” means any day except a Saturday, Sunday or public holiday in South Africa;
- 4.11** “Bidders” means individuals, organisations or consortia that have been submitted responses to the RFP in respect of the tender;
- 4.12** “Consortium” means any group of persons or firms jointly submitting a Bid as Bid to this RFP and “Consortia” means more than one Consortium;
- 4.13** “Contractor” the successful Bidders who has signed a Contract with PRASA in terms of this RFP.
- 4.14** “Closing Date” means the closing date for submission of bids/ Proposals by bidders which is **15 July 2026**.
- 4.15** “Project” means this project for the ***REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION.***
- 4.16** “RFP” means the Request for Proposal issued by PRASA for this tender; and
- 4.17** “Scope of Work” means the scope of work for this project as detailed out in the RFP technical specifications.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION



WCR/01/04/2026

NOTICE TO RESPONDENTS

1 INVITATION TO BID

You are hereby invited to submit a bid to meet the requirements of the Passenger Rail Agency of South Africa. Responses to this RFP [hereinafter referred to as a **Bid** or a **Proposal**] are requested from persons, companies, close corporations, or enterprises [hereinafter referred to as an **entity, Bidder**].

BID DESCRIPTION	THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION
BID ADVERT	This RFP may be downloaded directly from National Treasury's e-Tender Publication Portal at www.etenders.gov.za free of charge. With effect from 11 JUNE 2026
ISSUE DATE	11 JUNE 2026
COLLECTION DATE DEADLINE (if applicable)	This RFP may be downloaded directly from National Treasury's e-Tender Publication Portal at www.etenders.gov.za free of charge. With effect from 11 JUNE 2026
BRIEFING SESSION	24 JUNE 2026
CLOSING DATE	15 JULY 2026 Bidders must ensure that bids are delivered timeously to the correct address. As a general rule, if a bid is late or delivered to the incorrect address, it will not be accepted for consideration.
VALIDITY PERIOD	90 Working Days from Closing Date Bidders are to note that they may be requested to extend the validity period of their bid, at the same terms and conditions, if the internal evaluation process has not been finalised within the validity period.
CLOSING DATE FOR QUESTIONS	30 JUNE 2026
CLOSING DATE FOR RESPONSES	03 JULY 2026
CONTACT PERSON	Ntombikhona Lurani

Any additional information or clarification will be emailed to all Respondents, if necessary.

2. FORMAL BRIEFING

A compulsory pre-proposal RFP briefing will be conducted at **Cape Town Station (Shosholozha Mely waiting area)** on the **24 JUNE 2026**, at **10h00**. [Respondents to provide own transportation and accommodation]. The briefing session will start punctually, and information will not be repeated for the benefit of Respondents arriving late.

2.1 A Certificate of Attendance in the form set out in Form D hereto must be completed and submitted with your Proposal as proof of attendance is required for a compulsory site meeting and/or RFP briefing. Respondents must also appear on the Compulsory Briefing session Register.

2.2 Respondents failing to attend the compulsory RFP briefing may be disqualified.

3. BRIEFING SESSION MINUTES AND NOTES

- PRASA will issue briefing session minutes or notes together with the response to the clarification questions within 3 days from the date of briefing session.
- Clarifications will be issued to all Respondents to this RFP utilizing the contact details provided at receipt of the responses to the RFP documentation, after submission to the authorised representative.
- Bidders / Respondents are requested to promptly confirm receipt of any clarifications sent to them.
- Bidders / Respondents must ensure responses to the clarifications are received on or before the deadline date stated.

4. PROPOSAL SUBMISSION OF RFP RESPONSE

Proposal Responses should be submitted to PRASA in a sealed envelope addressed as follows:

The Secretariat / Tender Office

RFP No: **WCR/01/04/2026**

Description of Bid: **REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION.**

Closing date and time: **15 JULY 2026 AT 12H00**

5. DELIVERY INSTRUCTION FOR RFP

Delivery of Bid

The Bid envelopes should be deposited in the PRASA tender box which is located at the Prasa Tender Office Drop Off Point and should be addressed as follows:

**Closing address: Passenger Rail Agency of South Africa
Prasa Tender Drop Off Office
3 Old Marine Drive
Cape Town
8000**

6. B-BBEE JOINT VENTURES OR CONSORTIUMS

Respondents who would wish to respond to this RFP as a Joint Venture [JV] or consortium with B-BBEE entities, should state their intention to do so in their RFP submission. Such Respondents should also submit a signed JV or consortium agreement between the parties clearly stating the percentage [%] split of business and the associated responsibilities of each party. If such a JV or consortium agreement is unavailable, the partners should submit confirmation in writing of their intention to enter into a JV or consortium agreement should they be awarded business by PRASA through this RFP process. This written confirmation should clearly indicate the percentage [%] split of business and the responsibilities of each party. In such cases, award of business will only take place once a signed copy of a JV or consortium agreement is submitted to PRASA.

7. COMMUNICATION

- 7.1 For specific queries relating to this RFP during the RFP process, Respondents are required to adhere strictly to the communication structure requirements. An RFP Clarification Form should be submitted to Ntombikhona.Lurani@prasa.com before end of business on **30 June 2026**, substantially in the form set out in Annexure D hereto.
- 7.2 In the interest of fairness and transparency PRASA's response to such a query will be made available to the other Respondents who have attended a compulsory briefing session. For this purpose, PRASA will communicate with Respondents using the contact details provided at the compulsory briefing session.
- 7.3 After the closing date of the RFP, a Bidder may only communicate in writing with the Bid Secretariat, at telephone number 021 818 7276, Nomsikelelo.Ncamane@prasa.com on any matter relating to its RFP Proposal.
- 7.4 Respondents are to note that changes to its submission will not be considered after the closing date.

7.5 Respondents are warned that a response will be liable for disqualification should any attempt be made by a Respondent either directly or indirectly to canvass any officer(s) or employee of PRASA in respect of this RFP between the closing date and the date of the award of the business. Furthermore, Respondents found to be in collusion with one another will automatically be disqualified and restricted from doing business with PRASA in future.

7.6 Respondents are advised to utilize this email address (SCM.Complaints@prasa.co.za) for lodging of complaints to PRASA in relation to this bid process. The following minimum information about the Respondent must be included in the complaint:

7.7.1 Bid/Tender Description;

7.7.2 Bid/Tender Reference Number;

7.7.3 Closing date of Bid/Tender;

7.7.4 Supplier Name;

7.7.5 Supplier Contact details; and

7.7.6 The detailed compliant..

8. CONFIDENTIALITY

- a. PRASA shall ensure all information related to this RFP is to be treated with strict confidence. In this regard Respondents / Bidder are required to certify that they have acquainted themselves with the Non-Disclosure Agreement. All information related to a subsequent contract, both during and after completion thereof, will be treated with strict confidence. Should the need however arise to divulge any information gleaned from provision of the Services, which is either directly or indirectly related to PRASA's business, written approval to divulge such information should be obtained from PRASA.
 - b. Respondents must clearly indicate whether any information submitted or requested from PRASA is confidential or should be treated confidentially by PRASA. In the absence of any such clear indication in writing, PRASA shall deem the response to the RFP to have waived any right to confidentiality and treat such information as public in nature.
-

9. INSTRUCTIONS FOR COMPLETING THE RFP

- a. All responses to the RFP should be submitted in two sealed envelopes/boxes; the first envelop/box shall have the technical, compliance and Specific goal response, the second envelop/box shall only have the financial response (Tender Form C and Price schedule).

- b. Respondents are required to package their response/Bid as follows:

Volume 1 (Envelop 1/Package 1)

- **Part A:** Mandatory Requirements Response
- **Part B:** Technical or Functional Response (response to scope of work) and Specific Goals

Volume 2 (Envelop 2/ Package 2)

- **Part C:** Financial Proposal (Tender Form C and Price schedule).

Volume 2 should be submitted in a separate sealed envelope. Bidders should make their pricing offer in envelop 2/package 2.

- c. Bidders must submit 1 original response and may submit copies and an electronic version which must be contained in a Memory Card/External hard drive etc clearly marked in the Respondents name. PRASA reserves the right to consider information provided in all formats irrespective the format i.e original/copy/electronic.
- d. Bidders should ensure that their response to the RFP is in accordance with the structure of this document.
- e. Where Bidders are required to sign forms, they are required to do so using preferably black ink pen.
- f. Any documents forming part of the original responses to RFP but which are not original in nature, should be certified as a true copy by a Commissioner of Oaths.
- g. Each response to RFP must be in English and submitted in A4 format, except other graphic illustrations, which may not exceed A3 format, unless the contrary is specifically allowed for in this RFP. Responses to RFP should be neatly and functionally bound, preferably according to their different sections.
- h. The original responses to RFP must be signed by a person duly authorized by each consortium member and Subcontractor to sign on their behalf, which authorization must form part of the responses to RFP as proof of authorization. By signing the responses to RFP the signatory warrants that all information supplied by it in its responses to RFP is true and correct and that the responses to RFP and each party whom the responses

to RFP signatory represents, considers themselves subject to and bound by the terms and conditions of this RFP.

- i. The responses to RFP formulation should be clear and concise and follow a clear methodology which responses to RFP should explain upfront in a concise Executive Summary and follow throughout the responses to RFP.
- j. Responses to RFP must provide sufficient information and detail in order to enable PRASA to evaluate the responses to RFP, but should not provide unnecessary detail which does not add value and detracts from the ability of PRASA to effectively evaluate and understand the responses to RFP. The use of numbered headings, bullet points, sections, appendices and schedules are encouraged.
- k. Information submitted as part of a responses to RFP should as far as possible, be orderly according to the order of the required information requested by PRASA. All pages should be consecutively numbered.
- l. Responses to RFP should ensure that each requirement contained in the RFP is succinctly addressed. Responses to RFP should as far as possible use the terms and definitions applied in this RFP and should clearly indicate its interpretation of any differing terminology applied.
- m. Response to RFP documents are to be submitted to the address specified in [this RFP](#), and Respondents should ensure that the original and copies (where applicable) are identical in all respects as PRASA will not accept any liability for having disqualified a Respondent for failing to provide a mandatory returnable document.
- n. Unless otherwise expressly stated, all Proposals furnished pursuant to this RFP shall be deemed to be offers. Any exceptions to this statement must be clearly and specifically indicated.
- o. Any additional conditions must be embodied in an accompanying letter. Subject only to clause 16 [Alterations made by the Respondent to Bid Prices] of the General Bid Conditions, alterations, additions or deletions must not be made by the Respondent to the actual RFP documents.
- p. Respondents are required to review the Contract. Respondents may further amend and/or delete any part of the Draft Contract where they deem fit to do so. Where Respondents have amended and or deleted any part of the Contract, it must be clearly visible by using track changes and must ensure that the disc copy of their bid submission for the Draft Contract is in word version and not password protected. **It must be noted that the**

marked-up Contract will form part of contract negotiations processes with the preferred Respondent.

10. RFP TIMETABLE

PRASA may at its sole discretion amend any of the milestone dates indicated in the table below. Respondents will be informed of any amendments to the timeline through the issue of the Addendum/ Briefing Notes.

RFP PROCESS	MILESTONE DATES
Bid issue date	11 June 2026
Briefing Session for Respondents	24 June 2026
Closing date for Questions	30 June 2026
Closing date for Responses	03 July 2026
Closing Date for Submission of final Bid	15 July 2026
Evaluation of Proposals (Respondents note that PRASA may call for Presentation of Respondents offers at any stage of the evaluation process)	TBA
Appointment of the successful Respondent	TBA
Contract Negotiations	TBA
Signing of Contract	TBA
Contract Commencement	TBA

PRASA may at its sole discretion amend any of the milestone dates indicated in the table below. Bidders will be informed of any amendments the timeline through the issue of the addendum.

11. LEGAL COMPLIANCE

- a. Respondents should ensure that they comply with all the requirements of the RFP and if Respondents fail to submit any of the required documents, such Bids may, at the sole discretion of PRASA, be disqualified. PRASA reserves the right to call a Respondent to provide additional documents which may have not been submitted.
- b. The successful Bidder [hereinafter referred to as the **Service Provider**] shall be in full and complete compliance with any and all applicable laws and regulations.

12. NATIONAL TREASURY'S CENTRAL SUPPLIER DATABASE

Respondents are required to self-register on National Treasury's Central Supplier Database (CSD) which has been established to centrally administer supplier information for all organs of state and facilitate the verification of certain key supplier information. Only foreign suppliers with no local registered entity need not register on the CSD. The CSD can be accessed at <https://secure.csd.gov.za>. Respondents are required to provide the following to PRASA in order to enable it to verify information on the CSD:

Supplier Number: _____ **unique registration reference number:** _____.

13. TAX COMPLIANCE

- A.** Respondents must be compliant when submitting a proposal to PRASA and remain compliant for the entire contract term with all applicable tax legislation, including but not limited to the Income Tax Act, 1962 (Act No. 58 of 1962) as amended and Value Added Tax Act, 1991 (Act No. 89 of 1991) as amended.
- b.** It is a condition of this RFP that the tax matters of the successful Respondent be in order, or that satisfactory arrangements have been made with South African Revenue Service (SARS) to meet the Respondent's tax obligations.
- c.** The Tax Compliance status requirements are also applicable to foreign Respondents/ individuals who wish to submit bids.
- d.** Respondents are required to be registered on the Central Supplier Database (CSD) as indicated in paragraph 12 and the National Treasury shall verify the Respondent's tax compliance status through the Central Supplier Database (CSD).
- e.** Where Consortia / Joint Ventures / Sub-contractors are involved, each party must be registered on the Central Supplier Database (CSD) and their tax compliance status will be verified through the Central Supplier Database (CSD).

For this purpose, the attached **SBD 1 must be completed and submitted as an essential returnable document by the closing date and time of the bid.**

New Tax Compliance Status (TCS) System

- f.** SARS has implemented a new Tax Compliance Status (TCS) system in terms of which a taxpayer is now able to authorise any 3rd party to verify its compliance status in one

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



of two ways: either through the use of an electronic access PIN, or through the use of a Tax Clearance Certificate obtained from the new TCS system.

- g. Respondents are required to provide the following to PRASA in order to enable it to verify their tax compliance status:

Tax Compliance Status (TCS) Pin:_____.

14. PROTECTION OF PERSONAL DATA

In responding to this bid, PRASA acknowledges that it may obtain and have access to personal data of the Respondents or any of its/his/her/their officers, employees, agents or advisers. PRASA agrees that it shall only process the information disclosed by Respondents in their response to this bid for the purpose of evaluating and subsequent award of business and in accordance with any applicable law. Furthermore, PRASA will not otherwise modify, amend or alter any personal data submitted by Respondents or disclose or permit the disclosure of any personal data to any Third Party without the prior written consent from the Respondents. Similarly, PRASA requires Respondents to process any personal information disclosed by PRASA in the bidding process in the same manner.

SECTION 2

BACKGROUND OVERVIEW AND SCOPE REQUIREMENTS

1. INTRODUCTION

The core business of BBS is to manage and maintain the Operational facilities assets used by Prasa as well as commercial assets used by Prasa to generate an income for Prasa with the focus on stations and other income generating assets.

Buildings, Bridges & Structures (BBS) is an integrated department within the Facilities department undertaking full responsibility of all building assets in all Regions.

Where the focus of BBS was on maintenance of all building assets required to operate a train service, the focus have now moved away from maintaining only operational assets to include all commercial assets leased out by Prasa, as well as assets utilized by Shosholoz Meyl, as well as the assets utilized by Autopax, a subsidiary of Prasa.

We are servicing stations as far as De Aar Station situated in the far North and it takes time to commute to those stations. Therefore, it is more economical to appoint contractors to service and repair building facilities infrastructure, i.e., Ceiling repairs, window replacement etc.

The contract work consists of:

- 1. General Building Maintenance and repairs on as when required. (Refer to scope of work for details)**

The contractor shall integrate the provision of his services into the general operation of the Prasa operational system which may require that the Contractor co-operate with other contractors employed by Prasa.

2. BACKGROUND INFORMATION

2.1 STATUS QUO

- o The Region Second biggest cost driver is Building services. This makes up approx. 60% of the emergencies recorded on a monthly basis. Given our required resolution rate for emergencies within the specified time, contracts must be put in place to improve service levels.
- o We currently have no qualified artisan for the regions.

2.2 PROBLEM STATEMENT

- Train users, stake holders and communities all require safe, well maintained fixed assets at stations where Prasa runs train services.
- Transportation of commuters is the core business for PRASA and the impression that customers have of PRASA depends on their experience while travelling and using the stations and other assets of Prasa. Hence, the maintenance and repairs of these building assets is critical to all stakeholders.
- Stations were erected with taxpayer money and Prasa has a duty to the taxpayer and to the Auditor General to ensure that State property is properly maintained for the benefit of the paying customers.

3. OBJECTIVE OF THE PROPOSED PROJECT

DESIRED OUTCOMES FOR CARRYING OUT THE PROPOSED PROJECT

- Improving the aesthetics of your Station/Facility
- Protecting the station/ facility against water and weathering
- Increase the life span of the building and asset Value

❖ PROJECT BENEFITS TO PRASA

- More cost effective
- shorter turnaround time to repair faults.
- Less expenditure.
- Compliance with legislation and safety requirements

❖ CURRENT MECHANISMS IN PLACE TO ADDRESS THE PROBLEM

We currently depend on RFQ's for short term contract which this process becomes time consuming as we need to go to the market within the short space of time and is costly as we get different service providers with different rates and the quality of works is sometimes compromised.

a. SCOPE OF THE DESIRED SOLUTION

- Appoint Service Providers to maintain facilities infrastructure by attending to all faults within twenty-four (24) hours.
- The high level of the scope of works will cover repairs, and maintenance as required, but not limited to the following building related works as noted below.
- Breaking down and removing brickwork, reinforced concrete including cutting off and removing reinforcement

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



- Break out and from opening through brick wall for window including necessary precast or concrete lintels, making good plaster or facings on one or both sides, into reveals.
- Taking out and removing doors, windows, including thresholds and sills from brickwork to remain (build up or altering openings elsewhere measured
- Fixing of existing doors, windows, and fanlights.
- Demolition work
- Paving
- Painting
- Plastering
- Tiling
- Glazing
- Brickwork,
- Carpentry, Masonry, joinery and Ironmongery
- Roof work, Roof repairs and Roof Sealing
- Replace rainwater goods, i.e., gutters, downpipes, etc.
- Bollards
- Road Markings

b. DETAILS ON THE PREFERRED SOLUTION

- The preferred solution shall address the issues of capacity and staff shortages by introducing 3 Service Providers that will be allocated for Western Cape Region in order to achieve the acceptable business turnaround time in response to emergency repairs and unplanned maintenance.

c. TARGETED AREA BY THIS PROJECT

- All the work will be done under Operational budget (OPEX) i.e., servicing, minor repairs and minor replacement

4.1 INSURANCE REQUIREMENTS FOR THE PROJECT

Public liability insurance is applicable to this contract.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION



WCR/01/04/2026

4.2 EXTENT AND COVERAGE OF THE PROPOSED PROJECT

The request is to appoint not more than 3 Service Providers for general building maintenance and repairs but not limited to the corridors and inclusive of depots, substations, relay rooms, houses, commercial properties and all PRASA related facilities.

Western Cape Region				
Area South	Area North	Area Ikapa	Central	Cape Town
Salt River	Woltemade	Woodstock	Langa	Cape Town Station
Observatory	Mutual	Esplanade	Bontheuwel	Culemborg yard
Mowbray	Thornton	Ysterplaat	Netreg	
Rosebank	Goodwood	Kentemade	Heideveld	
Rondenbosch	Vasco	Century City	Nyanga	
Newlands	Elsies River	Acasia Park	Phillipi	
Claremont	Parow	Montevista	Stock Road	
Hartfield	Tygerberg	De Grandel	Mandalay	
Kenilworth	Bellville	Avondale	Nolungile	
Wynberg	Kuilsriver	Oosterzee	Nonkqubela	
Wittebome	Blackheath		Khayelitsha	
Plumstead	Melton Rose		Chris Hani	
Stuerhof	Eersteriver		Kuyasa	
Diep River	Faure		Lenteguer	
Heartfield	Firgrove		Mitchells Plain	
Retreat	Somerset West		Kapteinsklip	
Steenberg	Van Der Stel		Lavistown	
Lakeside	Strand		Belhar	
False Bay	Lyndoch		Unibell	
Muizenberg	Vlottenburg		Pentech	
St. James	Stellenbosch		Serepta	
Kalk Bay	Du Toit			
Covelly	Koelenhof			
Fishhoek	Stikland			
Sunny Cove	Brackenfell			
Glencairn	Eikenfontein			
Simonstown	Kraaifontein			
Ndabeni	Fisantekraal			
Pinelands	Muldersvlei			
Hazendal	Klapmuts			
Athlone	Paarl			
Crawford	Huguenot			
Lansdowne	Mbekweni			

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION



WCR/01/04/2026

Wetton	Wellington			
Ottery	Malmerbery			
Southfield	Muldersvlie			
Koeberg	Klapmuts			
	Paarl			
	Huguenot			
	Dal Josafat			
	Mbekweni			
	Wellington			
	Laingsburg			
	Gouda			
	De Aar			
	Beaufort West			

4.3 OTHER RELATED PROJECTS

- There are no projects that have been identified as related to this proposed project.

5 SPECIFICATION OF THE WORK OR PRODUCTS OR SERVICES REQUIRED

1. SPECIFICATION OF THE WORK OR PRODUCTS OR SERVICES REQUIRED

❖ **Technical capabilities, constraints, and other specific performance required of the work or product or services to accomplish.**

- Service Provider must be registered with CIDB and Have a Grading of 4GB or Higher.
- Must be available 24 Hours and respond quickly.
- Be financially strong to cope with the workload.
- Supplier must have a staff structure that can cope with the required workload and give us a twenty-four (24) Hour turnaround time.

1. SCOPE OF WORKS

PRASA Facilities department has a mandate to the general upkeep of PRASA Group Facilities here in referred to as all buildings, plants and equipment's. In its endeavour to achieve the said mandate its service provisions cover the following:

- I. Preventative Maintenance
- II. Periodic Maintenance
- III. Routine Maintenance
- IV. Deferred Maintenance
- V. Reactive Maintenance

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



With the following Priority Levels:

- I. Emergency- an incident that threatens endangers personal safety or property and prevents or limits the usage of a building, plant and equipment.
- II. Urgent – an incident that does not threatens, endangers personal safety or property but does prevents or limits the usage of a building, plant and equipment.
- III. Non-Urgent- an incident that is defined or falls under the general repairs, deferred maintenance or reactive maintenance of a non-urgent nature, where a building, plant and equipment is secured and use of it is not disrupted.

SERVICES MEASURE AND EXPECTATIONS

Non-emergency faults

Response time for non-emergency items shall be 24 hours from the call out time and completion as per marked related time to repair the fault as per job card or work order.

Emergency Faults.

Response time for emergency

- Emergencies within 1 hour
- Urgent within 6 hours
- Normal within 24 hours

Completion of works, upon the completion of work the service Provider must submit the following:

- Signed job card by the Project Manager or leader (job completion form)
- Guarantee/ Warranty certificates to cover a free maintenance period.
- Maintenance programs or plan for the new installations for Mechanical and Electrical items.
- Maintenance manuals
- C.O.C and other related statutory / regulatory documentations

SAFETY AND PROVISION OF MATERIALS:

All materials supplied and workmanship to meet the prescribed Statutory Requirements, including the Occupational Health and Safety Act of 1993.

QUALITY OF WORK AND WORKMANSHIP:

Works with poor workmanship will not be signed off and PRASA reserves the right to hold payments until satisfied with the quality of the work.

NON-COMPLIANCE:

Safety – PRASA Facilities department will at all times ensure that work is performed in accordance with all the prescribed legal prescripts and indemnifies itself from taking any responsibility if any service provider appointed violates these statutory prescripts.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



Response time – if an appointed service provider as per the General provisions of the As and When fails to adhere to the priority levels as prescribed Facilities department hereby reserves the right to penalise the service provider to a penalty fee of 10% of the value of the contract and if this provision is continually violated the contract will be terminated.

Quality of Work:

Where the quality of work is deemed unsatisfactory PRASA Facilities department reserves the right to withhold payments till necessary remedial work is done.


Guidelines for variations

- No payments will be processed or entertained pertaining to deviations from the original scope of work.
- 6** No approval will be granted for deviation, and the Service Provider shall ensure that the work done is as approved by the Authorize personnel

5. EVALUATION AND SCORING METHODOLOGY

The evaluation of the Bids by the evaluation committees will be conducted at various levels. The following levels will be applied in the evaluation:

LEVEL	DESCRIPTION
Verify completeness	The Bid is checked for completeness and whether all required documentation, certificates verify completeness warranties and other Bid requirements and formalities have been complied with. Incomplete Bids will be disqualified.
Verify compliance	The Bids are checked to verify that the essential RFP requirements have been met. Non-compliant Bids will be disqualified.
Detailed Evaluation of Technical	Detailed analysis of Bids to determine whether the Bidder is capable of delivering the Project in terms of business and technical requirements. The minimum threshold for technical evaluation is [70%], any bidder who fails to meet the minimum requirement will be disqualified and not proceed with the evaluation of Price and Specific Goals.
Specific Goals	Evaluate Specific Goals
Price Evaluation	Bidders will be evaluated on the price offered.
Scoring	Scoring of Bids using the Evaluation Criteria.
Recommendation	Report formulation and recommendation of Preferred and Reserved Bidders
Best and Final Offer	PRASA may go into the Best and Final Offer process in the instance where no bid meets the requirements of the RFP and/or the Bids are too close in terms of points awarded.
Approval	Approval and notification of the final Bidder.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION	 <small>PASSENGER RAIL AGENCY OF SOUTH AFRICA</small>
WCR/01/04/2026	

5.1 EVALUATION METHODOLOGY

5.1.1 EVALUATION CRITERIA

Interested bidders for this project shall be evaluated in terms of their business credentials, financial standing, empowerment, technical capacity and experience. The evaluation committee shall use the following Evaluation Criteria depicted below for the selection of the preferred bidder that shall render general building maintenance and repairs.

EVALUATION CRITERIA	WEIGHTING
Stage 1	Compliance
Stage 1A	Mandatory Requirements
Stage 1B	Other Mandatory Requirements
Stage 1C	Documents required for Scoring
Stage 2	Technical/Functionality
Technical/Functional Requirements	Threshold of 70%
Stage 3	Price and Specific Goals
Price	80
Specific Goals	20
TOTAL	100

The Details of the stages outlined in the above are presented in the following sections below.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



5.1.1.1 STAGE 1A: COMPLIANCE REQUIREMENTS

Bidders must comply with the following requirements and failure to comply will lead to immediate disqualification.

5.1.1.1.2 Stage 1A- Mandatory Requirements

Should a bidder not submit the following mandatory documents/requirements, your bid **will be** automatically disqualified:

Only bidders who comply with stage 1A will be evaluated further

Mandatory Returnable Documents		
No.	Description of requirement	
a)	Price Schedule/Bill of Quantities (BOQ) and Tender Form C must be submitted as volume 2 in Envelope 2.	
b)	The proof of Active CIDB grading level 4 GB or higher. Joint Venture Bidders must submit joint/consolidated grading certificate.	
c)	Briefing Session Form D and Bidders must also reflect on the Compulsory Briefing Session Attendance Register	

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



5.1.1.2. Stage 1B – Other Mandatory Requirements

Should a bidder not submit the following Other mandatory documents/requirements, PRASA may request the bidder to submit the information within three (3) working days at pre-award stage. Should this information not be provided, your bid proposal will be disqualified.

Only bidders who comply with stage 1B at pre-award will be evaluated further.

No.	Description of requirement
a)	Letter of Good Standing (COIDA)
b)	Supply of valid SARS Pin
c)	CSD supplier registration number
d)	Completion of ALL RFP documentation (including ALL declarations)
e)	Bidders to Fill and Sign the closing/submission register at PRASA Tender drop office, 3 Old Marine Drive on submission of the RFP documents
f)	Proof of Bank Account (i.e. letter issued by the bank)
g)	Company Registration Documents, (Certificate of Incorporation)
h)	Joint Venture/Consortium agreement/Trust Deed/Confirmation in writing of intention to enter into a JV or consortium agreement should they be awarded business by PRASA through this RFP process (if applicable) SIGNED BY ALL PARTIES
i)	Certified copy of ID Documents of the Owners
j)	Provide proof of offices and or Builders yard / workshop within Metropolitan. Telephone Bill / Municipal Bill / Bank Account / Lease Agreement, each or all Noting the Address of the Offices / Workshops in the Specific Region. The Bid evaluation team may choose to visit the contractor’s premises to ascertain the address.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



5.1.1.3 STAGE 1C - DOCUMENTS REQUIRED FOR SCORING

Documents required for Scoring - The following Non-Mandatory Documents used for purposes of scoring a bid. If not submitted by the closing date and time of this bid will not result in a Respondent's disqualification. However, Bidders will receive a score of zero for the applicable evaluation criterion:

Certified copy of ID Documents of the Owners
Audited Annual Financials/ B-BBEE Certificate/Affidavit
CIPC Documents / B-BBEE Certificate/Affidavit

5.2 TECHNICAL / FUNCTIONALITY REQUIREMENTS

Qualifying bidders shall be evaluated on functionality after meeting all compliance requirements outlined above. The minimum threshold for the technical/functionality requirements is 70% as per the standard Evaluation Criteria presented in. Bidders who score below this minimum requirement shall not be considered for further evaluation in stage 3.

ITEM	CRITERIA	WEIGHT
1.1	Service Provider's experience	30
1.2	Company Vehicles	20
1.3	Experience of Key Staff	20
1.4	Health & Safety Plan	10
1.5	Financial Capacity: Operating cash flow (Cash Flow and Financial Statement to be submitted	20
	TOTAL	100

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



5.2.1 TECHNICAL / FUNCTIONAL EVALUATION CRITERIA

Bidders are evaluated based on the functional criteria set out in this RFP. Only Bidders which score [70] points or higher (out of a possible 100) during the functional evaluation will be evaluated during the second stage of the Bid.

Details of the scoring methodology presented above are outlined below:

Functionality evaluation matrix & Criteria:

Details of the detailed scoring method

Details of the scoring methodology presented above are outlined below:

0 = No Submission /not similar scope, 1 = Poor information submitted 2 = Fair/average, 3 = Good, 4 = acceptable or verygood and 5 = Excellent.

CRITERIA	WEIGHT	SCORES
<p>CAMPANY EXPERIENCE</p> <p>(PROJECTS): Organizational Experience of the Contractor on similar type of work and sizes of projects previously executed.</p> <p>Proof of Projects executed prior CIDB regulation. Project must still fall within the 2021-2026 period.</p> <p>Full points are allocated for Organisational Experience of projects of similar type (General Building Maintenance and Repairs) executed and completed by bidders in consideration in the last 5 years (2021-2026). All the below items 1 and 2 must be provided for all projects presented under the scoring.</p> <p>1. Appointment letter from client, on client letterhead or signed contract from client with description.</p>	<p>30</p>	<p>0. Projects not of similar scope and scale or No Submission.</p> <p>1. Proof of Projects totalling to a combined value of below R2,000,000.00 of similar type of scope.</p> <p>2. Proof of Projects totalling to a combined value of between R2,000,000.01 – R3,000,000.00 of similar type of scope.</p> <p>3. Proof of Projects totalling to a combined value of between R3,000,000.01 – R4,000,000.00 projects of similar type of scope.</p> <p>4. Proof of Projects totalling to a combined value of between R4,000,000.01 – R5,000,000.00 of similar type of scope.</p> <p>5. Proof of Projects totalling above the value of R5,000,000.00 of similar type of scope</p>

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



<p>2. Practical Completion Certificate or Letter of reference from the client, on client letterhead, signed or stamped</p> <p>either one of the above must include the value of the project as well the start and finish dates and the value of works.</p>		
<p>Company Vehicles (Indicate Ownership or rental)</p>	<p>20</p>	<p>The Service Provider must submit a list of loading vehicles as well as submit proof of ownership or rental (Registration papers or Leasing agreement)</p> <p>0: No Submissions</p> <p>1: Inadequate information Provided</p> <p>2: One loading vehicle is listed with proof of ownership or rental.</p> <p>3: a list of (Two to Three) loading vehicles are provided with proof of ownership or rental</p> <p>4: a list of Four loading vehicles is provided with proof of ownership or rental.</p> <p>5: Above Four list of loading vehicles is provided with proof of ownership or rental.</p>
<p>Experience Key staff (assigned site personnel) in relation to the scope of work. List all Site Staff proposed for this Contract and Experience With copies of CV's, Trade Test Certificates Previous experience of Artisans</p> <p>Min: 3 Teams of at least (1xArtisan + 2 General worker) required per Service Provider. Trade or relevant certificates within the construction industry</p> <p>Building Trade: Bricklayer, painter, tiler, carpentry</p>	<p>20</p>	<p>0: No Submissions</p> <p>1: No proof of experienced key staff provided</p> <p>2: One Artisan with Building Trade Test Certificate</p> <p>3: Two Artisans with Building Trade Test Certificate</p> <p>4: Three Artisan with Building Trade Test Certificate</p> <p>5: Four or more Artisan with Building Trade Test Certificate</p>

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



<p>Health and Safety Plan</p> <p>The bidder to submit a safety plan that is in accordance with the OHS ACT 85 OF 1993 but not limited to:</p> <ol style="list-style-type: none"> 1. Safe working Procedures 2. Frequency of the safety meetings, 3. PPE to be used by Personnel 4. Risk management plan reflecting functional risk assessment matrix. 5. (first aid training): Qualified safety officer – first aid certificate 	10	<ol style="list-style-type: none"> 0. No Submissions 1. Bidder submitted a health and safety plan, with only one item as specified submitted 2. Bidder submitted a health and safety plan, with only two items as specified submitted 3. Bidder submitted a health and safety plan, with only three items as specified submitted 4. Bidder submitted a health and safety plan, with only four items as specified submitted 5. Bidder submitted a health and safety plan, with only five items as specified submitted
<p><u>Financial Capability</u></p> <p>Financial Capacity: Operating cash flow (Cash Flow and Financial Statement to be submitted)</p> <p><u>Financial Capability: Cash-flow</u></p> <p>Operating cash flow ratio measures a company's short-term liquidity. Formula: Operating Cash Flows Ratio = Cash Flows from Operations/Current Liabilities (Submit Latest/most recent (not more than 2 years old) financial statement signed off by registered professional Accountant)</p>	20	<ol style="list-style-type: none"> 0. No Submission of financial Statement 1. Submission of incomplete or irrelevant financial Statement 2. Operating Cash Flows Ratio $X < 0$ 3. Operating Cash Flows Ratio $0 < X < 0.5$ 4. Operating Cash Flows Ratio $0.5 < X < 1$ 5. Operating Cash Flows Ratio $X \geq 1$

The minimum threshold for technical/functionality [Stage 4] must be met or exceeded for a Respondent's Proposal to progress to Stage three for final evaluation.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



5.3 STAGE 3: PRICING AND SPECIFIC GOAL

Bidders should provide their price proposal in envelope 2, which should include Form C (Financial Offer).

The following formula shall be used by the Bid Evaluation Committee to allocate scores to the interested bidder.

The maximum points for this tender are allocated as follows:

	POINTS
PRICE	80
SPECIFIC GOALS	20
TOTAL POINTS FOR PRICE AND SPECIFIC GOALS	100

FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

POINTS AWARDED FOR PRICE

THE 80/20 PREFERENCE POINT SYSTEMS

A maximum of 80 points is allocated for price on the following basis:

80/20

$$PS = 80 \left(1 - \frac{Pt - Pmin}{Pmin} \right)$$

Where

Ps = Points scored for price of tender under consideration

Pt = Price of tender under consideration

Pmin = Price of lowest acceptable tender

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026




POINTS AWARDED FOR SPECIFIC GOALS

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:

In cases where organs of state intend to use Regulation 3(2) of the Regulations, which states that, if it is unclear whether the 80/20 preference point system applies, an organ of state must, in the tender documents, stipulate in the case of—

- (a) an invitation for tender for income-generating contracts, that either the 80/20 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system: or
- (b) any other invitation for tender, that either the 80/20 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system,

then the organ of state must indicate the points allocated for specific goals for both and 80/20 preference point system.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION	 <small>PASSENGER RAIL AGENCY OF SOUTH AFRICA</small>
WCR/01/04/2026	

Specific goals for the tender and points claimed are indicated per the table below.

(Note to organs of state: 80/20 preference point system is applicable, corresponding points must also be indicated as such.

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

Specific goals for the tender and points claimed are indicated per the table below.

The specific goals allocated points in terms of this tender	Acceptable Evidence	Number of points allocated (80/20 system) (To be completed by the organ of state)	Number of points claimed (80/20 system) (To be completed by the tenderer)
Black Women Owned	Certified copy of ID Documents of the Owners	4	
Black Youth owned.	Certified copy of ID Documents of the Owners	4	
QSE 51% Black Owned	Audited Annual Financials/B-BBEE Certificate/Affidavit	4	
51 % Black Owned	CIPC Documents/B-BBEE Certificate/Affidavit	4	
Entities with a B-BBEE Contributor status of a least level 2	Audited Annual Financials/B-BBEE Certificate/Affidavit	4	
TOTAL		20	

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



6. VALIDITY PERIOD

This RFP shall be valid for **[90 working days]** calculated from Bid closing date.

7. POST TENDER NEGOTIATION (IF APPLICABLE)

PRASA reserves the right to conduct post tender negotiations with a shortlist of Respondent(s). The shortlist could comprise of one or more Respondents. Should PRASA conduct post tender negotiations, Respondents will be requested to provide their best and final offers to PRASA based on such negotiations. A final evaluation will be conducted in terms of 80/20 or / 90/10.

8. FINAL CONTRACT AWARD

PRASA will negotiate the final terms and condition the contract with the successful Respondent(s). This may include aspects such as Enterprise Development and Supplier Development, the B-BBEE Improvement Plan, price and delivery. Thereafter the final contract will be awarded to the successful Respondent(s).

9. FAIRNESS AND TRANSPARENCY

PRASA views fairness and transparency during the RFP Process as an absolute on which PRASA will not compromise. PRASA will ensure that all members of evaluation committees declare any conflicting or undue interest in the process and provide confidentiality undertakings to PRASA. The evaluation process will be tightly monitored and controlled by PRASA to assure integrity and transparency throughout, with all processes and decisions taken being approved and auditable.

SECTION 3

PRICING AND DELIVERY SCHEDULE

Bidders are required to complete the Pricing Schedule/ BOQ (Annexure C) and Price in words (Tender Form C) (Volume 2 /Envelop 2)

1 PRICING

- 1.1. Prices must be quoted in South African Rand, inclusive of all applicable taxes.
- 1.2. Price offer is firm and clearly indicate the basis thereof.
- 1.3. Pricing Bill of Quantity is completed in line with schedule if applicable.
- 1.4. Cost breakdown must be indicated.
- 1.5. Price escalation basis and formula must be indicated.
- 1.6. To facilitate like-for like comparison Respondents must submit pricing strictly in accordance with this price schedule and not utilise a different format. Deviation from this pricing schedule could result in a bid being declared non-responsive.
- 1.7. Please note that should you have offered a discounted price(s), PRASA will only consider such price discount(s) in the final evaluation stage on an unconditional basis.
- 1.8. Respondents are to note that if price offered by the highest scoring Respondent is not market related, PRASA may not award the contract to the Respondent. PRASA may:
 - 1.8.1. negotiate a market-related price with the Respondent scoring the highest points or cancel the RFP;
 - 1.8.2. if that Respondent does not agree to a market-related price, negotiate a market-related price with the Respondent scoring the second highest points or cancel the RFP; and
 - 1.8.3. if the Respondent scoring the second highest points does not agree to a market-related price, negotiate a market-related price with the Respondent scoring the third highest points or cancel the RFP.
 - 1.8.4. If a market-related price is not agreed with the Respondent scoring the third highest points, PRASA must cancel the RFP.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



2 DISCLOSURE OF PRICES QUOTED

Respondents are to note that, on award of business, PRASA is required to publish the tendered prices and preferences claimed of the successful and unsuccessful Respondents inter alia on the National Treasury e-Tender Publication Portal, (www.etenders.gov.za), [the other medium used to advertise the bid i.e CIDB](#) as required per National Treasury Instruction Note 09 of 2022/2023.

3 PERFORMANCE AND BID BONDS (WHERE APPLICABLE)


N/A

4 OWNERSHIP OF DESIGN

N/A

5 SERVICE LEVELS

- 5.1. An experienced national account representative(s) is required to work with PRASA's procurement department. [No sales representatives are needed for individual department or locations]. Additionally, there shall be a minimal number of people, fully informed and accountable for this agreement.
- 5.2. PRASA will have quarterly reviews with the Service provider's account representative on an on-going basis.
- 5.3. PRASA reserves the right to request that any member of the Service Provider's team involved on the PRASA account be replaced if deemed not to be adding value for PRASA.
- 5.4. The Service provider guarantees that it will achieve a 100% [hundred per cent] service level on the following measures:
 - a) Random checks on compliance with quality/quantity/specifications
 - b) On time delivery.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION	 <small>PASSENGER RAIL AGENCY OF SOUTH AFRICA</small>
WCR/01/04/2026	

- 5.5. The Service provider must provide a telephone number for customer service calls.
- 5.6. Failure of the Service provider to comply with stated service level requirements will give PRASA the right to cancel the contract in whole, without penalty to PRASA, giving 30 [thirty] calendar days' notice to the Service provider of its intention to do so.

Acceptance of Service Levels:

YES	
-----	--

6 TOTAL COST OF OWNERSHIP (TCO)

- 6.1. PRASA will strive to procure goods, services and works which contribute to its mission. In order to achieve this, PRASA must be committed to working with suppliers who share its goals of continuous improvement in service, quality and reduction of Total Cost of Ownership (TCO).
- 6.2. Respondents shall indicate whether they would be committed, for the duration of any contract which may be awarded through this RFP process, to participate with PRASA in its continuous improvement initiatives to reduce the total cost of ownership [TCO], which will reduce the overall cost of transportation services and related logistics provided by PRASA's operating divisions within South Africa to the ultimate benefit of all end-users.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



7 FINANCIAL STABILITY

Respondents are required to submit their latest financial statements prepared and signed off by a professional accountant for the past years with their Proposal in order to enable PRASA to establish financial stability.

SIGNED at _____ on this _____ day of _____ 20.....

SIGNATURE OF WITNESSES

ADDRESS OF WITNESSES

1 _____

Name _____


2 _____

Name _____

SIGNATURE OF RESPONDENT'S AUTHORISED REPRESENTATIVE: _____

NAME: _____

DESIGNATION: _____

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION	 <small>PASSENGER RAIL AGENCY OF SOUTH AFRICA</small>
WCR/01/04/2026	

8 VALIDITY OF RETURNABLE DOCUMENTS

The successful Bidder will be required to ensure the validity of all returnable documents, including but not limited to its Tax Clearance Certificate and valid B-BBEE Verification Certificate, for the duration of any contract emanating from this RFP. Should the Respondent be awarded the contract [the Agreement] and fail to present PRASA with such renewals as and when they become due, PRASA shall be entitled, in addition to any other rights and remedies that it may have in terms of the eventual Agreement, to terminate such Agreement forthwith without any liability and without prejudice to any claims which PRASA may have for damages against the Respondent.

SIGNED at _____ on this _____ day of _____ 20.....

SIGNATURE OF WITNESSES

ADDRESS OF WITNESSES

1 _____

Name _____

2 _____

Name _____

SIGNATURE OF RESPONDENT'S AUTHORISED REPRESENTATIVE: _____

NAME: _____

DESIGNATION: _____

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



9 CERTIFICATE OF ACQUAINTANCE WITH RFP TERMS & CONDITIONS & APPLICABLE DOCUMENTS

By signing this certificate the Respondent is deemed to acknowledge that he/she has made himself/herself thoroughly familiar with, and agrees with all the conditions governing this RFP, including those contained in any printed form stated to form part hereof, including but not limited to the documents stated below and PRASA will recognise no claim for relief based on an allegation that the Respondent overlooked any such condition or failed properly to take it into account for the purpose of calculating tendered prices or any other purpose:

1. PRASA's General Bid Conditions*

2. Standard RFP Terms and Conditions for the supply of Goods or Services or Works to PRASA

Should the Respondent find any terms or conditions stipulated in any of the relevant documents quoted in the RFP unacceptable, it should indicate which conditions are unacceptable and offer alternatives by written submission on its company letterhead, attached to its submitted Bid. Any such submission shall be subject to review by PRASA's Legal Counsel who shall determine whether the proposed alternative(s) are acceptable or otherwise, as the case may be. A material deviation from the Standard terms or conditions could result in disqualification.

Respondents accept that an obligation rests on them to clarify any uncertainties regarding any bid to which they intend to respond, before submitting the bid. The Respondent agrees that he/she will have no claim based on an allegation that any aspect of this RFP was unclear but in respect of which he/she failed to obtain clarity.

The Respondent understands that his/her Bid will be disqualified if this Certificate of Acquaintance with RFP documents included in the RFP as a returnable document, is found not to be true and complete in every respect. SIGNED at _____ on this ____ day of _____ 20....

SIGNATURE OF WITNESSES

ADDRESS OF WITNESSES

1 _____

Name _____

SIGNATURE OF RESPONDENT'S AUTHORISED REPRESENTATIVE: _____

NAME: _____

DESIGNATION: _____

10. GENERAL CONDITIONS

10.1 ALTERNATIVE BIDS

Respondents may submit alternative Bid only if a main Bid, strictly in accordance with all the requirements of the RFP is also submitted. The alternative Bid is submitted with the main Bid together with a schedule that compares the requirements of the RFP with the alternative requirements the Respondents proposes. Respondents must note that in submitting an alternative Bid they accept that PRASA may accept or reject the alternative Bid and shall be evaluated in accordance with the criteria stipulated in this RFP.

10.2 PRASA'S TENDER FORMS

Respondents must sign and complete the PRASA's Bid Forms and attach all the required documents. Failure by Respondents to adhere to this requirement may lead to their disqualification.

10.3 PRECEDENT

In case of any conflict with this RFP and Respondents response, this RFP and its briefing notes shall take precedence.

10.4 RESPONSE TO RFP-CONFIDENTIALITY

Response to RFPs must clearly indicate whether any information conveyed to or requested from PRASA is confidential or should be treated confidentially by PRASA. In the absence of any such clear indication in writing from a response to RFP, PRASA shall deem the response to RFP to have waived any right to confidentiality and treat such information as public in nature.

Where a Respondent at any stage during the RFP Process indicates to PRASA that information or any response to RFP requested from PRASA is or should be treated confidentially, PRASA shall treat such information or response to RFP confidentially, unless PRASA believes that to ensure the transparency and competitiveness of the RFP Process the content of the information or response to RFP should be conveyed to all Respondents, in which event it shall apply the following process:

- PRASA shall confirm with the Respondent whether the raising of confidentiality applies to the entire response to the RFP or only specific elements or sections of the response;
- Where confidentiality is maintained by the Respondent and PRASA is of the opinion that the information or response to RFP if made publicly available would affect the commercial interests

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



of the Respondent or is commercially sensitive information, PRASA shall not release such information to other Respondents if providing such information or response to the RFP would prejudice the competitiveness and transparency of the RFP Process;

- Where PRASA is of the opinion that information provided is not commercially sensitive or would have no impact on the commercial interests of the relevant Respondent if released and fairness and transparency requires that such information be released to all Respondents, PRASA may:
 - i. inform the relevant Respondent of the necessity to release such information and/or response to RFP and request the Respondent to consent to the release thereof by PRASA; or
 - ii. obtain legal advice regarding the confidentiality of the relevant information and/or response to RFP and the legal ability of PRASA to release such information; or
 - iii. refrain from releasing the information and/or response to RFP, in which event PRASA shall not take account of the contents of such information in the evaluation of the relevant response to RFP.

The above procedures regarding confidentiality shall not apply to any information which is already public knowledge or available in the public domain or in the hands of PRASA or is required to be disclosed by any legal or regulatory requirements or order of any competent court, tribunal or forum.


10.5 RESPONSE TO THE RFP – RFP DISQUALIFICATION

Responses to RFP which do not comply with the RFP requirements, formalities, terms and conditions may be disqualified by PRASA from further participation in the RFP Process.

In particular (but without prejudice to the generality of the foregoing) PRASA may disqualify, at its sole discretion and without prejudice to any other remedy it may have, a Respondent where the Respondent, or any of its consortium members, subcontractors or advisors have committed any act of misrepresentation, bad faith or dishonest conduct in any of its dealings with or information provided to PRASA.

10.6 CORRUPTION, GIFTS AND PAYMENTS

Neither the Respondents to RFPs, its equity members, the sub-contractors, consortium members nor any of their agents, lenders or advisors shall directly or indirectly offer or give to any person in the employment of PRASA or any other Government official or any of the Advisory Team any gift or consideration of any kind as an inducement or reward for appointing a particular Respondent, or for

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION	 prasa <small>PASSENGER RAIL AGENCY OF SOUTH AFRICA</small>
WCR/01/04/2026	

showing or omitting to show favour or disfavour to any of the Respondents, its equity members or the sub-contractors in relation to the Project.

In the event that any of the prohibited practices contemplated under the above paragraph is committed, PRASA shall be entitled to terminate any Response to RFP’s status and to prohibit such Response to RFP, its equity members, its SPV members, its Sub Contractors and their agents, lenders and advisors from participating in any further part of the procurement of the Project.

10.7 INSURANCE

Unless specifically provided for in this RFP or draft contracts, Respondents will be required to submit with their Bid for services professional indemnity insurance and works insurance to an extent (if any) if insurance provided by PRASA may not be for the full cover required in terms of the relevant category listed in this RFP. The Respondent is advised to seek qualified advice regarding insurance.

10.8 NO CONTACT POLICY

Respondents may only contact the bid administrator of PRASA as per the terms of the Communication Structure established by this RFP, except in the case of pre-existing commercial relationships, in which case contact may be maintained only with respect thereto and, in making such contact, no party may make reference to the Project or this RFP.

10.9 CONFLICT OF INTEREST

No Respondent member, subcontractor or advisor of the response to RFP may be a member of or in any other way participate or be involved, either directly or indirectly in more than one response to RFP or response to RFP during any stage of the Project procurement process, but excluding specialist suppliers of systems and equipment, non-core service providers or financial or commercial institutions whose role is limited purely to lending money or advancing credit to the response to RFP. Respondents are to sign the declaration of interest form. In order to prevent the conflict or potential conflict of interest between Lenders and Respondents to RFP, no advisors or the Contractor/s or Consortium/s to any response to RFP, consortium member or subcontractor may fulfil the role of arranger, underwriter and/or lead bank to the response to RFP. PRASA may disqualify the response to RFP from further participation in the event of a failure to comply with this provision. PRASA views the potential conflict of interest so great as to warrant the reduction of competition for advisory services.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



10.10 COLLUSION AND CORRUPTION

Any Respondent shall, without prejudice to any other remedy available to PRASA, be disqualified, where the response to RFP –

- communicates to a person other than persons nominated by PRASA a material part of its response to RFP; or
- Enters into any Contract or arrangement with any other person or entity that it shall refrain from submitting a response to RFP to this RFP or as to any material part of its Response to RFP to this RFP (refer the prohibition contained in Section 4(1)(b)(iii) of the Competition Act 89 of 1998).
. The Respondents represents that the Respondent has not, directly or indirectly, entered into any agreement, arrangement or understanding or any such like for the purpose of, with the intention to, enter into collusive Biding or with reasonable appreciation that, collusive any agreement, arrangement or understanding or any such like may result in or have the effect of collusive Biding. The Respondent undertakes that in the process of the Bid but prior to PRASA awarding the Bid to a preferred Respondent become involved in or be aware of or do or caused to be done any agreement, arrangement or understanding or any such like for the purpose of or which may result in or have the effect of a collusive Bid, the Respondent will notify PRASA of such any agreement, arrangement or understanding or any such like.; or
- offers or agrees to pay or give any sum of money, inducement or valuable consideration directly or indirectly to any person for doing or having done, or causing, or having caused to be done any act or omission in relation to the RFP Process or any proposed response to RFP (provided nothing contained in this paragraph shall prevent a response to RFP from paying any market-related commission or bonus to its employees or contractors within the agreed terms of their employment or contract).

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



10.11 CONSORTIUM CHANGES

If exceptional circumstances should arise in which a after the submission to the bid and after closing date of submission of bids, there is change in the composition of the Respondent, either through substitution or omission of any member of the Respondent:

- The Response to RFP must notify PRASA in writing of the proposed changes supported by complete details of the material reasons for the changes, the parties impacted by the changes and the impact on the response to RFP.
- PRASA shall evaluate the reasons advanced by the Respondent for the requested changes to the Respondent structure and where PRASA is not satisfied that the reasons advanced are reasonable or material, refuse to accept the change and disqualify the response to RFP, or notify the Respondent in writing of its non-acceptance of the changes and require the Respondent to propose a suitable alternative to PRASA within 10 (TEN) days of its receipt of the decision of PRASA, upon receipt of which PRASA shall -
 - i. Evaluate the alternative proposed for suitability to PRASA, and where the alternative is accepted by PRASA, inform the Respondent in writing of such acceptance and PRASA shall reassess the response to RFP against the RFP requirements and criteria; or
 - ii. Where the alternative is not accepted by PRASA, inform the Respondent in writing of such non-acceptance as well as its disqualification from the RFP Process.
 - iii. Where PRASA is satisfied that the changes requested under (i) above are reasonable and material, the response to RFP, shall be allowed to effect the required changes and PRASA shall reassess the response to RFP against the RFP requirements and criteria.

10.12 COSTS OF RESPONSE TO THE RFP SUBMISSION

All costs and expenses associated with or incurred by the Respondent in relation to any stage of the Project, shall be borne by the Respondent. PRASA shall not be liable for any such costs or expenses or any claim for reimbursement of such costs or expenses.

To avoid doubt, PRASA shall not be liable for any samples submitted by the Respondent in support of their Responses to RFP and reserves the right not to return to them such samples and to dispose of them at its discretion.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



10.13 RESPONSE TO THE RFP WARRANTY

Respondents must provide a warranty as part of their Responses to RFP that their Responses to RFP are true and correct in all respects, that it does not contain a misrepresentation of any kind and that the taxes of all members of the Respondent company, consortium members and or subcontractors are in order and none of the members are undergoing corruption or any criminal-related investigations or have any past convictions for fraud or corruption.

11 CONDITIONS OF TENDER

General

- | | | |
|--|---|--|
| Actions | 1 | PRASA's <i>Representative</i> and each <i>tenderer</i> submitting a tender shall act as stated in these Conditions of Tender and in a manner which is fair, equitable, transparent, competitive and cost-effective. |
| Interpretation | 2 | Terms shown in <i>italics</i> vary for each tender. The details of each term for this tender are identified in the Request for Tender / Scope of work/ specification. Terms shown in capital initials are defined terms in the appropriate conditions of contract. |
| | 3 | Any additional or amended requirements in the Scope of work/ specification, and additional requirements given in the Schedules in the <i>tender returnables</i> are deemed to be part of these Conditions of Tender. |
| | 4 | The Conditions of Tender and the Scope of work/ specification shall form part of any contract arising from this invitation to tender. |
| Communication | 5 | Each communication between PRASA and a <i>tenderer</i> shall be to or from PRASA's <i>Representative</i> only, and in a form that can be read, copied and recorded. Communication shall be in the English language. PRASA takes no responsibility for non-receipt of communications from or by a <i>tenderer</i> . |
| PRASA's rights to accept or reject any tender | 6 | PRASA may accept or reject any variation, deviation, tender, or alternative tender, and may cancel the tender process and reject all tenders at any time prior to the formation of a contract. PRASA or PRASA's <i>Representative</i> will not accept or incur any liability to a <i>tenderer</i> for such cancellation and rejection, but will give reasons for |

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



the action. PRASA reserves the right to accept the whole or any part of any tender.

- 7 After the cancellation of the tender process or the rejection of all tenders PRASA may abandon the proposed work and services, have it performed in any other manner, or re-issue a similar invitation to tender at any time.

Tenderer's obligations

The *tenderer* shall comply with the following obligations when submitting a tender and shall:

- | | | |
|---|---|--|
| Eligibility | 1 | Submit a tender only if the <i>tenderer</i> complies with the criteria stated in the Scope of work/ specification. |
| Cost of tendering | 2 | Accept that PRASA will not compensate the <i>tenderer</i> for any costs incurred in the preparation and submission of a tender. |
| Check documents | 3 | Check the <i>tender documents</i> on receipt, including pages within them, and notify PRASA's <i>Representative</i> of any discrepancy or omissions in writing. |
| Copyright of documents | 4 | Use and copy the documents provided by PRASA only for the purpose of preparing and submitting a tender in response to this invitation. |
| Standardised specifications and other publications | 5 | Obtain, as necessary for submitting a tender, copies of the latest revision of standardised specifications and other publications, which are not attached but which are incorporated into the <i>tender documents</i> by reference. |
| Acknowledge receipt | 6 | Preferably complete the Receipt of invitation to submit a tender form attached to the Letter of Invitation and return it within five days of receipt of the invitation. |
| | 7 | Acknowledge receipt of Addenda / Tender Briefing Notes to the <i>tender documents</i> , which PRASA's <i>Representative</i> may issue, and if necessary apply for an extension to the <i>deadline for tender submission</i> , in order to take the Addenda into account. |

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



- | | | |
|--|----|---|
| Site visit and / or clarification meeting | 8 | Attend a site visit and/or clarification meeting at which <i>tenderers</i> may familiarise themselves with the proposed work, services or supply, location, etc. and raise questions, if provided for in the Scope of work/ specification. Details of the meeting are stated in the RFP document, <i>i-tender</i> website and CIDB website. |
| Seek clarification | 9 | Request clarification of the <i>tender documents</i> , if necessary, by notifying PRASA's <i>Representative</i> earlier than the <i>closing time for clarification of queries</i> . |
| Insurance | 10 | Be informed of the risk that needs to be covered by insurance policy. The <i>tenderer</i> is advised to seek qualified advice regarding insurance. |
| Pricing the tender | 11 | Include in the rates, prices, and the tendered total of the prices (if any) all duties, taxes (except VAT), and other levies payable by the successful <i>tenderer</i> . Such duties, taxes and levies are those applicable 14 days prior to the <i>deadline for tender submission</i> . |
| | 12 | Show Value Added Tax (VAT) payable by PRASA separately as an addition to the tendered total of the prices. |
| | 13 | Provide rates and prices that are fixed for the duration of the contract and not subject to adjustment except as provided for in the <i>conditions of contract</i> . |
| | 14 | State the rates and Prices in South African Rand unless instructed otherwise as an additional condition in the Scope of work/ specification. The selected <i>conditions of contract</i> may provide for part payment in other currencies. |
| Alterations to documents | 15 | Not make any alterations or an addition to the tender documents, except to comply with instructions issued by PRASA's <i>Representative</i> or if necessary to correct errors made by the <i>tenderer</i> . All such alterations shall be initialled by all signatories to the tender. Corrections may not be made using correction fluid, correction tape or the like. |
| Alternative tenders | 16 | Submit alternative tenders only if a main tender, strictly in accordance with all the requirements of the <i>tender documents</i> is also submitted. The alternative tender is submitted with the main tender together with |

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



a schedule that compares the requirements of the *tender documents* with the alternative requirements the *tenderer* proposes.

- 17 Accept that an alternative tender may be based only on the criteria stated in the Scope of work/ specification and as acceptable to PRASA.
- Submitting a tender**
- 18 Submit a tender for providing the whole of the works, services or supply identified in the Contract Data unless stated otherwise as an additional condition in the Scope of work/ specification.
- NOTE:**
- 19 **Return the completed and signed PRASA Tender Forms and SBD forms provided with the tender. Failure to submit all the required documentation will lead to disqualification**
- 20 **Submit the tender as an original plus 1 copy and an electronic version which should be contained in Memory Cards clearly marked in the Respondents name as stated in the RFP and provide an English translation for documentation submitted in a language other than English. Tenders may not be written in pencil but must be completed in ink.**
- 21 Sign and initial the original and all copies of the tender where indicated. PRASA will hold the signatory duly authorised and liable on behalf of the *tenderer*.
- 22 Seal the original and each copy of the tender as separate packages marking the packages as "ORIGINAL" and "COPY". Each package shall state on the outside PRASA's address and invitation to tender number stated in the Scope of work/ specification, **as well as the *tenderer's name and contact address***. Where the tender is based on a two envelop system tenderers should further indicate in the package whether the document is **envelope / box 1 or 2**.
- 23 Seal original and copies together in an outer package that states on the outside only PRASA's address and invitation to tender number as stated in the Scope of work/ specification. The outer package should be marked "CONFIDENTIAL"
- 24 Accept that PRASA will not assume any responsibility for the misplacement or premature opening of the tender if the outer package is not sealed and marked as stated.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



Note:

PRASA prefers not to receive tenders by post, and takes no responsibility for delays in the postal system or in transit within or between PRASA offices.

PRASA prefers not to receive tenders by fax, PRASA takes no responsibility for difficulties in transmission caused by line or equipment faults.

Where tenders are sent via courier, PRASA takes no responsibility for tenders delivered to any other site than the tender office.

PRASA employees are not permitted to deposit a tender into the PRASA tender box on behalf of a tenderer, except those lodged by post or courier.

- | | |
|---|---|
| Closing time | <p>25 Ensure that PRASA has received the tender at the stated address with the Scope of work / specification no later than the <i>deadline for tender submission</i>. Proof of posting will not be taken by PRASA as proof of delivery. PRASA will not accept a tender submitted telephonically, by Fax, E-mail or by telegraph unless stated otherwise in the Scope of work/ specification.</p> <p>26 Accept that, if PRASA extends the <i>deadline for tender submission</i> for any reason, the requirements of these Conditions of Tender apply equally to the extended deadline.</p> |
| Tender validity | <p>27 Hold the tender(s) valid for acceptance by PRASA at any time within the <i>validity period</i> after the <i>deadline for tender submission</i>.</p> <p>28 Extend the <i>validity period</i> for a specified additional period if PRASA requests the <i>tenderer</i> to extend it. A <i>tenderer</i> agreeing to the request will not be required or permitted to modify a tender, except to the extent PRASA may allow for the effects of inflation over the additional period.</p> |
| Clarification of tender after submission | <p>29 Provide clarification of a tender in response to a request to do so from PRASA's <i>Representative</i> during the evaluation of tenders. This may include providing a breakdown of rates or Prices. No change in the total of the Prices or substance of the tender is sought, offered, or permitted except as required by PRASA's <i>Representative</i> to confirm</p> |

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



the correction of arithmetical errors discovered in the evaluation of tenders. The total of the Prices stated by the *tenderer* as corrected by PRASA's *Representative* with the concurrence of the *tenderer*, shall be binding upon the *tenderer*

- | | | |
|------------------------------------|----|---|
| Submit bonds, policies etc. | 30 | If instructed by PRASA's <i>Representative</i> (before the formation of a contract), submit for PRASA's acceptance, the bonds, guarantees, policies and certificates of insurance required to be provided by the successful <i>tenderer</i> in terms of the <i>conditions of contract</i> . |
| | 31 | Undertake to check the final draft of the contract provided by PRASA's <i>Representative</i> , and sign the Form of Agreement all within the time required. |
| | 32 | Where an agent on behalf of a principal submits a tender, an authenticated copy of the authority to act as an agent should be submitted with the tender. |
| Fulfil BEE requirements | 33 | Comply with PRASA's requirements regarding BBBEE Suppliers. |

12 PRASA'S UNDERTAKINGS

PRASA, and PRASA's *Representative*, shall:

- | | | |
|---------------------------------|---|--|
| Respond to clarification | 1 | Respond to a request for clarification received earlier than the <i>closing time for clarification of queries</i> . The response is notified to all <i>tenderers</i> . |
| Issue Addenda | 2 | If necessary, issue to each <i>tenderer</i> from time to time during the period from the date of the Letter of Invitation until the <i>closing time for clarification of queries</i> , Addenda that may amend, amplify, or add to the <i>tender documents</i> . If a <i>tenderer</i> applies for an extension to the <i>deadline for tender submission</i> , in order to take Addenda into account in preparing a tender, PRASA may grant such an extension and PRASA's <i>Representative</i> shall notify the extension to all <i>tenderers</i> . |
| Return late tenders | 3 | Return tenders received after the <i>deadline for tender submission</i> unopened to the <i>tenderer</i> submitting a late tender. Tenders will be deemed late if they are not in the designated tender box at the date and time stipulated as the deadline for tender submission. |

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



Non-disclosure	4	Not disclose to <i>tenderers</i> , or to any other person not officially concerned with such processes, information relating to the evaluation and comparison of tenders and recommendations for the award of a contract.
Grounds for rejection	5	Consider rejecting a tender if there is any effort by a <i>tenderer</i> to influence the processing of tenders or contract award.
Disqualification	6	Instantly disqualify a <i>tenderer</i> (and his tender) if it is established that the <i>tenderer</i> offered an inducement to any person with a view to influencing the placing of a contract arising from this invitation to tender.
Test for responsiveness	7	Determine before detailed evaluation, whether each tender properly received <ul style="list-style-type: none"> • meets the requirements of these Conditions of Tender, • has been properly signed, and • is responsive to the requirements of the <i>tender documents</i>.
	8	Judge a responsive tender as one which conforms to all the terms, conditions, and specifications of the <i>tender documents</i> without material deviation or qualification. A material deviation or qualification is one which, in PRASA 's opinion would <ul style="list-style-type: none"> • detrimentally affect the scope, quality, or performance of the works, services or supply identified in the Contract Data, • change PRASA's or the <i>tenderer's</i> risks and responsibilities under the contract, or • affect the competitive position of other <i>tenderers</i> presenting responsive tenders, if it were to be rectified.
Non-responsive tenders	10	Reject a non-responsive tender, and not allow it to be subsequently made responsive by correction or withdrawal of the non-conforming deviation or reservation.
Arithmetical errors	11	Check responsive tenders for arithmetical errors, correcting them as follows: <ul style="list-style-type: none"> • Where there is a discrepancy between the amounts in figures and in words, the amount in words shall govern. • If a bill of quantities applies and there is a discrepancy between the rate and the line item total, resulting from multiplying the rate by the quantity, the rate as quoted shall govern. Where there is an

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



		<p>obviously gross misplacement of the decimal point in the rate, the line item total as quoted shall govern, and the rate will be corrected.</p> <ul style="list-style-type: none"> • Where there is an error in the total of the Prices, either as a result of other corrections required by this checking process or in the <i>tenderer's</i> addition of prices, the total of the Prices, if any, will be corrected.
	12	Reject a tender if the <i>tenderer</i> does not accept the corrected total of the Prices (if any).
Evaluating the tender	13	Evaluate responsive tenders in accordance with the procedure stated in the RFP / Scope of work/ specification. The evaluated tender price will be disclosed only to the relevant PRASA tender committee and will not be disclosed to <i>tenderers</i> or any other person.
Clarification of a tender	14	Obtain from a <i>tenderer</i> clarification of any matter in the tender which may not be clear or could give rise to ambiguity in a contract arising from this tender if the matter were not to be clarified.
Acceptance of tender	15	Notify PRASA's acceptance to the successful <i>tenderer</i> before the expiry of the <i>validity period</i> , or agreed additional period. Providing the notice of acceptance does not contain any qualifying statements, it will constitute the formation of a contract between PRASA and the successful <i>tenderer</i> .
Notice to unsuccessful tenderers	16	After the successful <i>tenderer</i> has acknowledged PRASA's notice of acceptance, notify other <i>tenderers</i> that their tenders have not been accepted, following PRASA's current procedures.
Prepare contract documents	17	<p>Revise the contract documents issued by PRASA as part of the <i>tender documents</i> to take account of:</p> <ul style="list-style-type: none"> • Addenda issued during the tender period; • inclusion of some of the <i>tender returnables</i>; and • other revisions agreed between PRASA and the successful <i>tenderer</i>, before the issue of PRASA's notice of acceptance (of the tender).
Issue final contract	18	Issue the final contract documents to the successful <i>tenderer</i> for acceptance within one week of the date of PRASA's notice of acceptance.

REQUEST FOR PROPOSAL (RFP) FOR THE APPOINTMENT OF NOT MORE THAN 3 SERVICE PROVIDERS FOR THE PROVISION OF GENERAL BUILDING MAINTENANCE AND REPAIRS ON AN AS AND WHEN BASIS FOR A PERIOD OF 36 MONTHS IN THE WESTERN CAPE REGION

WCR/01/04/2026



- | | | |
|---------------------------------|----|--|
| Sign Form of Agreement | 19 | Arrange for authorised signatories of both parties to complete and sign the original and one copy of the Form of Agreement within two weeks of the date of PRASA's notice of acceptance of the tender. If either party requires the signatories to initial every page of the contract documents, the signatories for the other party shall comply with the request. |
| Provide copies of the contracts | 20 | Provide to the successful <i>tenderer</i> the number of copies stated in the Scope of work/ specification of the signed copy of the contracts within three weeks of the date of PRASA's acceptance of the tender. |