



Request for Proposals (RFP)

The appointment of a professional Town Planner as lead consultant, with a multi-disciplinary professional team, in order to obtain fully compliant development rights for the CSIR Main Campus, located on the Remainder of the Farm Scientia 627-JR, within eighteen (18) Months.

RFP No. 3679/22/04/2025

Date of Issue	Friday, 04 April 2025	
Physical Compulsory Site Briefing	Date: Friday, 11 April 2025 @ 9am Address: CSIR Scientia Campus Meiring Naude Road Building Building 35 Steenbok Boardroom	
Enquiries	Strategic Procurement Unit	E-mail: tender@csir.co.za
	Please use RFP No. and RFP Description as subject reference	
Last date for submission of enquiries/clarifications	Wednesday, 16 April 2025 @ 16:30	
Electronic Submission	tender@csir.co.za (If a tender submission exceeds 25MB, multiple emails must be sent)	
CSIR business hours	08h00 – 16h30	
Category	Professional Services	
Closing Date and Time	Tuesday, 22 April 2025 @ 16:30	

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SECTION A

GENERAL RFP TERMS AND CONDITIONS

1 INTRODUCTION

The Council for Scientific and Industrial Research (CSIR) is one of the leading scientific research and technology development organisations in Africa. In partnership with national and international research and technology institutions, the CSIR undertakes directed and multidisciplinary research and technology innovation that contributes to the improvement of the quality of life of South Africans. The CSIR's main site is in Pretoria while it is represented in other provinces of South Africa through regional offices.

2 SUBMISSION OF PROPOSALS

2.1 All proposals are to be submitted electronically to tender@csir.co.za. No late proposals will be accepted.

2.2 All proposals will only be considered if received by the CSIR before the closing date and time (***as indicated on the cover page***). The CSIR business hours are between **08h00** and **16h30**.

2.3 All proposal submissions are to be clearly subject referenced with the **RFP number and RFP Description**. Proposals must consist of two parts, each of which must be sent in two separate emails with the following subject:

PART 1: Technical Proposal (Please indicate the RFP Number on each File/folder)

PART 2: Pricing Proposal, Specific Goals claim documentation: RFP No.: (Please indicate the RFP Number on each File/folder)

2.4 Proposals submitted must be signed by a person or persons duly authorised.

2.5 Proposals submitted at incorrect email address, will not be accepted for considerations. Proposals received after the closing date and time, at the address indicated in the bid documents, will not be accepted for consideration.

2.6 All dates and times in this bid are South African standard time.

- 2.7 Any time or date in this bid is subject to change at the CSIR's discretion. The establishment of a time or date in this bid does not create an obligation on the part of the CSIR to take any action or create any right in any way for any bidder to demand that any action be taken on the date established. The bidder accepts that, if the CSIR extends the deadline for bid submission (the Closing Date) for any reason, the requirements of this bid otherwise apply equally to the extended deadline.
- 2.8 **Documents submitted via cloud solutions such as: WeTransfer, Google Drive, Dropbox, etc. will not be considered.**
- 2.9 The naming / labelling syntax of files or documents must be short and simple.
- 2.10 The CSIR will award the contract to qualified bidder(s)' whose proposal is determined to be the most advantageous to the CSIR, taking into consideration the technical (functional) solution, price, specific goals and objective criteria if invoked.

3 COUNTER CONDITIONS

Bidders' attention is drawn to the fact that amendments to any of the RFP Conditions or setting of counter conditions by Bidders or qualifying any RFP Conditions will result in the invalidation of such bids.

4 FRONTING

- 4.1 Government supports the spirit of broad based black economic empowerment and recognizes that real empowerment can only be achieved through individuals and businesses conducting themselves in accordance with the Constitution and in an honest, fair, equitable, transparent and legally compliant manner. Against this background the Government condemn any form of fronting.
- 4.2 The Government, in ensuring that Bidders conduct themselves in an honest manner will, as part of the RFP evaluation processes, conduct or initiate the necessary enquiries/investigations to determine the accuracy of the representation made in bid documents. Should any of the fronting indicators as contained in the Guidelines on Complex Structures and Transactions and Fronting, issued by the Department of Trade and Industry, be established during such enquiry / investigation, the onus will be on the Bidder / contractor

to prove that fronting does not exist. Failure to do so within a period of 14 days from date of notification may invalidate the bid / contract and may also result in the restriction of the Bidder /contractor to conduct business with the public sector for a period not exceeding ten years, in addition to any other remedies the CSIR may have against the Bidder / contractor concerned.

5 PRICING PROPOSAL

- 5.1 Pricing must be provided in South African Rand (including all applicable taxes less all unconditional discounts).
- 5.2 Prices that are subject to escalation and exchange rate fluctuations are to be clearly indicated, with the currency and ROE used in the quotation must be clearly indicated.
- 5.3 Price should include additional cost elements such as travel cost, freight, insurance until acceptance, duty where applicable, etc.
- 5.4 Payment will be according to the [CSIR Payment Terms and Conditions](#).
- 5.5 Please provide a detail pricing using a Pricing Schedule/Bill of Quantities outlined under **Annexure D. Pricing must strictly be in accordance with the Pricing Schedule.**

6 APPOINTMENT OF SERVICE PROVIDER

- 6.1 The contract will be awarded to the bidder who scores the highest total number of points during the evaluation process, except where the law permits otherwise.
- 6.2 Appointment as a successful service provider shall be subject to the parties agreeing to mutually acceptable contractual terms and conditions. In the event of the parties failing to reach such agreement, CSIR reserves the right to appoint an alternative supplier.
- 6.3 Awarding of contracts will be published on the same platform where the bid was published, and no regret letters will be sent to unsuccessful bidders.

7 SERVICE LEVEL AGREEMENT

- 7.1 Upon award the CSIR and the successful bidder will conclude an agreement in line with applicable form of contract (i.e. [Draft Supplier Agreement](#)) regulating the specific terms and conditions applicable to the services being procured by the CSIR.
- 7.2 The CSIR reserves the right to accept or reject any or all amendments or additions proposed by a bidder if such amendments or additions are unacceptable to the CSIR or pose a risk to the organisation.

8 ENQUIRIES AND CONTACT WITH THE CSIR

Any enquiry regarding this RFP shall be submitted in writing to CSIR to the email and format outlined in the table on cover page of this RFP document.

Any other contact with CSIR personnel involved in this tender is not permitted during the RFP process other than as required through existing service arrangements or as requested by the CSIR as part of the RFP process.

9 MEDIUM OF COMMUNICATION

All documentation submitted in response to this RFP must be in English.

10 CORRECTNESS OF RESPONSES

- 10.1 The bidder must confirm satisfaction regarding the correctness and validity of their proposal and that all prices and rates quoted cover all the work/items specified in the RFP. The prices and rates quoted must cover all obligations under any resulting contract.
- 10.2 The bidder accepts that any mistakes regarding prices and calculations will be at their own risk.

11 VERIFICATION OF DOCUMENTS

- 11.1 Bidders should check the numbers of the pages to satisfy themselves that none is missing or duplicated. No liability will be accepted by the CSIR in regard to anything arising from the fact that pages are missing or duplicated.

- 11.2 Pricing schedule and specific goals credentials should be submitted with the proposal, but as a separate document and no such information should be available in the technical proposal.

12 RESPONSIBILITY FOR SUB-CONTRACTORS AND BIDDER'S PERSONNEL

A bidder is responsible for ensuring that its personnel (including agents, officers, directors, employees, advisors and other representatives), its sub-contractors (if any) and personnel of its sub-contractors comply with all terms and conditions of this bid. In the event that the CSIR allows a bidder to make use of sub-contractors, such sub-contractors will at all times remain the responsibility of the bidder and the CSIR will not under any circumstances be liable for any losses or damages incurred by or caused by such sub-contractors.

13 ADDITIONAL TERMS AND CONDITIONS

- 13.1 A bidder shall not assume that information and/or documents supplied to CSIR, at any time prior to this request, are still available to CSIR, and shall consequently not make any reference to such information document in its response to this request.
- 13.2 Copies of any affiliations, memberships and/or accreditations that support your submission must be included in the tender.
- 13.3 In case of proposal/s from a joint venture, the following must be submitted together with the proposal/s:
- A joint venture agreement signed by both parties clearly indication the lead partner, including split of work;
 - Copy of a valid certificate or consolidated B-BBEE score card;
 - The Tax Compliance Status (TCS) or CSD Report of each joint venture partner;
 - Proof of ownership/shareholder certificates/copies; and
 - Company registration certificate/s.
- 13.4 An omission to disclose material information, a factual inaccuracy, and/or a misrepresentation of fact may result in the disqualification of a tender, or cancellation of any subsequent contract.

- 13.5 No goods and/or services should be delivered to the CSIR without an official CSIR Purchase order or signed supplier agreement. The CSIR purchase order number must be quoted on the invoice. Invoices without CSIR purchase order numbers will be returned to supplier.
- 13.6 Failure to comply with any of the terms and conditions as set out in this document will invalidate the Proposal.

14 SPECIAL CONDITIONS

The CSIR reserves the right to:

- 14.1 Extend the closing date of this RFP;
- 14.2 Correct any mistakes before closing date and time of the tender that may have been in the Bid documents or occurred at any stage of the tender process;
- 14.3 Verify any information contained in the bidder's submission;
- 14.4 Request documentary proof regarding the bidder's submission;
- 14.5 Carry out site inspections, product evaluations or explanatory meetings in order to verify the nature and quality of the product/service offered by the bidder(s) or verify any information whether before or after the adjudication of this RFP;
- 14.6 Award this tender to a bidder that did not score the highest total number of points, only in accordance with Section 2(1)(f) of the PPPFA (Act 5 of 2000);
- 14.7 Request audited financial statements or other documents for the purpose of a due diligence exercise to determine if the bidder will be able to execute the contract;
- 14.8 Award this RFP as a whole or in part;
- 14.9 Award this RFP to multiple bidders;
- 14.10 Cancel and/or terminate the tender process at any stage, including after the Closing Date and/or after presentations have been made, and/or after tenders have been evaluated and/or after the preferred bidder(s) have been notified of their status as such;

14.11 Post tender negotiate on any elements on the bid, including but not limited to technical, transformation, price, and contractual terms and conditions.;

14.12 Not to award a contract to a bidder who is associated with a security breach that materially adversely affects other entities or if any directors or officers of a bidder are formally charged of fraudulent or illegal conduct which, would harm the CSIR's reputation by its continued association with the bidder.

15 CONFLICT OF INTEREST, CORRUPTION AND FRAUD

15.1 The CSIR reserves its right to disqualify any bidder who either itself or any of whose members (save for such members who hold a minority interest in the bidder through shares listed on any recognised stock exchange), indirect members (being any person or entity who indirectly holds at least a 15% interest in the bidder other than in the context of shares listed on a recognised stock exchange), directors or members of senior management, whether in respect of CSIR or any other government organ or entity and whether from the Republic of South Africa or otherwise ("Government Entity")

- a. engages in any collusive tendering, anti-competitive conduct, or any other similar conduct, including but not limited to any collusion with any other bidder in respect of the subject matter of this bid;
- b. seeks any assistance, other than assistance officially provided by a Government Entity, from any employee, advisor or other representative of a Government Entity in order to obtain any unlawful advantage in relation to procurement or services provided or to be provided to a Government Entity;
- c. makes or offers any gift, gratuity, anything of any value or other inducement, to any Government Entity's officers, directors, employees, advisors or other representatives in order to obtain any unlawful advantage in relation to procurement or services provided or to be provided to a Government Entity;
- d. accepts anything of value or an inducement that would or may provide financial gain, advantage or benefit in relation to procurement or services provided or to be provided to a Government Entity;

- e. pays or agrees to pay to any person any fee, commission, percentage, brokerage fee, gift or any other consideration, that is contingent upon or results from, the award of any tender, contract, right or entitlement which is in any way related to procurement or the rendering of any services to a Government Entity;
- f. has in the past engaged in any matter referred to above; or
- g. has been found guilty in a court of law on charges of fraud and/or forgery, regardless of whether or not a prison term was imposed and despite such bidder, member or director's name not specifically appearing on the List of Tender Defaulters kept at National Treasury.

16 MISREPRESENTATION DURING THE LIFECYCLE OF THE CONTRACT

- 16.1 The bidder should note that the terms of its Tender will be incorporated in the proposed contract by reference and that the CSIR relies upon the bidder's Tender as a material representation in making an award to a successful bidder and in concluding an agreement with the bidder.
- 16.2 It follows therefore that misrepresentations in a Tender may give rise to service termination and a claim by the CSIR against the bidder notwithstanding the conclusion of the Service Level Agreement between the CSIR and the bidder for the provision of the Service in question. In the event of a conflict between the bidder's proposal and the Service Level Agreement concluded between the parties, the Service Level Agreement will prevail.

17 PREPARATION COSTS AND LIMITATION OF LIABILITY

The Bidder will bear all its costs in preparing, submitting and presenting any response or Tender to this bid and all other costs incurred by it throughout the bid process. Furthermore, no statement in this bid will be construed as placing the CSIR, its employees or agents under any obligation whatsoever, including in respect of costs, expenses or losses incurred by the bidder(s) in the preparation of their response to this bid.

A bidder participates in this bid process entirely at its own risk and cost. The CSIR shall not be liable to compensate a bidder on any grounds whatsoever for any costs incurred or any damages suffered as a result of the Bidder's participation in this Bid process.

18 INDEMNITY

If a bidder breaches the conditions of this bid and, as a result of that breach, the CSIR incurs costs or damages (including, without limitation, the cost of any investigations, procedural impairment, repetition of all or part of the bid process and/or enforcement of intellectual property rights or confidentiality obligations), then the bidder indemnifies and holds the CSIR harmless from any and all such costs which the CSIR may incur and for any damages or losses the CSIR may suffer.

19 PRECEDENCE

This document will prevail over any information provided during any briefing session whether oral or written, unless such written information provided, expressly amends this document by reference.

20 TAX COMPLIANCE

No tender shall be awarded to a bidder who is not tax compliant. If a recommended bidder is not tax compliant, the bidder will be notified in writing of their non-compliant status and the bidder will be requested to submit written proof from SARS of their tax compliant status or proof that they have made an arrangement to meet their outstanding tax obligations within seven (7) working days. Should they fail to do so CSIR will reject their bid.

The CSIR reserves the right to withdraw an award made, or cancel a contract concluded with a successful bidder in the event that it is established that such bidder was in fact not tax compliant at the time of the award or has submitted a fraudulent Tax Clearance Certificate to the CSIR, or whose verification against the Central Supplier Database (CSD) proves non-compliant. The CSIR further reserves the right to cancel a contract with a successful bidder in the event that such bidder does not remain tax compliant for the full term of the contract.

21 TENDER DEFAULTERS AND RESTRICTED SUPPLIERS

No tender shall be awarded to a bidder whose name (or any of its members, directors, partners or trustees) appear on the Register of Tender Defaulters kept by National Treasury, or who have been placed on National Treasury's List of Restricted Suppliers. The CSIR reserves the right to withdraw an award, or cancel a contract concluded with a Bidder should it be established, at any time, that a bidder has been blacklisted with National Treasury by another government institution.

22 GOVERNING LAW

South African law governs this bid and the bid response process. The bidder agrees to submit to the exclusive jurisdiction of the South African courts in any dispute of any kind that may arise out of or in connection with the subject matter of this bid, the bid itself and all processes associated with the bid.

23 CONFIDENTIALITY

Except as may be required by operation of law, by a court or by a regulatory authority having appropriate jurisdiction, no information contained in or relating to this bid or a bidder's tender(s) will be disclosed by any bidder or other person not officially involved with the CSIR's examination and evaluation of a Tender.

No part of the bid may be distributed, reproduced, stored or transmitted, in any form or by any means, electronic, photocopying, recording or otherwise, in whole or in part except for the purpose of preparing a Tender. This bid and any other documents supplied by the CSIR remain proprietary to the CSIR and must be promptly returned to the CSIR upon request together with all copies, electronic versions, excerpts or summaries thereof or work derived there from.

Throughout this bid process and thereafter, bidder(s) must secure the CSIR's written approval prior to the release of any information that pertains to (i) the potential work or activities to which this bid relates; or (ii) the process which follows this bid. Failure to adhere to this requirement may result in disqualification from the bid process and civil action.

24 AVAILABILITY OF FUNDS

Should funds no longer be available to pay for the execution of the responsibilities of this bid, the CSIR may terminate the Agreement at its own discretion or temporarily suspend all or part of the services by notice to the successful bidder who shall immediately make arrangements to stop the performance of the services and minimize further expenditure: Provided that the successful bidder shall thereupon be entitled to payment in full for the services delivered, up to the date of cancellation or suspension.

25 PERSONAL INFORMATION

- 25.1 Each Party consents to the other Party holding and processing “personal information” (as defined in the POPI Act) relating to it for legal, personnel, administrative and management purposes (including, if applicable, any “special personal information” relating to him/her, as defined in the POPI Act). Notwithstanding the generality of the aforesaid, each Party hereby undertakes to comply with all relevant provisions of the POPI Act and any other applicable data protection laws. The bidder further agrees to comply with all CSIR’s reasonable internal governance requirements pertaining to data protection.
- 25.2 Each Party consents to the other Party making such information available to those who provide products or services to such parties (such as advisers, regulatory authorities, governmental or quasi-governmental organisations and potential purchasers of such Party or any part of their business).
- 25.3 While performing any activity where a Party is handling personal information as a “responsible party” (as defined in the POPI Act), each Party undertakes that it will process the personal information strictly in accordance with the terms of the POPI Act, this Contract, and the other Party’s instructions from time to time, and take appropriate operational measures to safeguard the data against any unauthorised access.
- 25.4 Each Party acknowledges that in the course of conducting business with each other, each Party intends to maintain and process personal information about the other Party in an internal database. By signing this Contract, each Party consents to the maintenance and processing of such personal information.

Where relevant, the bidder shall procure that all of its personnel, agents, representatives, contractors, sub-contractors and mandataries shall comply with the provisions of this clause 25 (Personal Information). The CSIR shall be entitled on reasonable notice to conduct an inspection or audit bidders compliance with the requisite POPI Act safeguards.

26 DISCLAIMER

This RFP is a request for proposals only and not an offer document. Answers to this RFP must not be construed as acceptance of an offer or imply the existence of a contract between the parties. By submission of its proposal, bidders shall be deemed to have satisfied themselves with and to have accepted all Terms & Conditions of this RFP. The CSIR makes no representation, warranty, assurance, guarantee or endorsements to bidder concerning the RFP, whether with regard to its accuracy, completeness or otherwise and the CSIR shall have no liability towards the bidder or any other party in connection therewith.

SECTION B

EVALUATION METHODOLOGY

27 TERMS OF REFERENCE

This RFP is for the appointment of a professional Town Planner as lead consultant, with a multi-disciplinary professional team, to obtain fully compliant development rights for the construction of infrastructure and uses that align with the CSIR's strategic objectives, for the CSIR Main Campus, located on the Remainder of the Farm Scientia 627-JR, within eighteen (18) months. The service offering must include all requirements as set out in **Annexure B**.

28 EVALUATION CRITERIA

The CSIR has set minimum standards that a bidder needs to meet in order to be evaluated and selected as a successful bidder. The minimum standards consist of the following:

Elimination Criteria (Phase 1)	Technical Evaluation Criteria (Phase 2)	Price and Preference Points Evaluation (Phase 3)	Objective Criteria
Only bidder (s) that comply with ALL the criteria set on paragraph 28.1 on Phase 1 below will proceed to Technical/Functional Evaluation (Phase 2).	Bidder(s) are required to achieve a predetermined minimum score of 50% threshold on each of the individual criterion, and a predetermined minimum threshold of 70% on the overall 100%. Only bidder(s) who meet and/or exceed the minimum threshold points on Phase 2 below will proceed to Price and Preference Points Evaluation. (Phase 3)	Bidder(s) will be evaluated out of 100 points i.e., 80 points for Price and 20 points for Preference Points.	The CSIR reserves the right to award this tender to a bidder that did not score the highest total number of points in accordance with Section (2) (1) (f) of the PPPFA (Act 5 of 2000).

28.1 Elimination Criteria (Phase 1)

Proposals will be eliminated under the following conditions:

- a) Bidder that submitted late bids will not be considered.
- b) Bidder that submitted to the incorrect e-mail address or any e-mail address other than tender@csir.co.za will not be considered (Only electronic submission to tender@csir.co.za would be considered).
- c) Bidder that fails to attend the physical compulsory site briefing will not be considered.
- d) Bidder that is listed on the NT database of restricted suppliers will not be considered.
- e) Bidder that is registered on the NT Register of Tender Defaulters will not be considered.
- f) Bidder that did not submit mandatory returnable documents as listed in **Annexure E: Proposal Form and List of Returnable Documents (Mandatory Returnable Documents Table)**.

28.2 Technical Evaluation Criteria (Phase 2)

The evaluation of the functional/technical details of the proposal will be based on the following criteria:

No	ELEMENT	ELEMENT DESCRIPTION	WEIGHT
1	Reference Letters / Company Experience	<ul style="list-style-type: none"> Bidders must submit five (5) contactable reference letters on clients' letterhead for similar scaled projects for a full Township Establishment process. Reference letters submitted will be vetted. (Purchase orders, contracts, and appointment letters will not be considered). It will be advantageous if one of the reference letters submitted is from City of Tshwane Metropolitan Municipality. <p>The reference letters must meet the following:</p> <ul style="list-style-type: none"> The reference letter must be for projects from 2015 onwards; Include contract Value; It must be signed/stamped on the bidder's client's letterhead; include details of services rendered; and include the client's review of the bidder's service delivery. 	25%
2.	CV's of Professionally	<ul style="list-style-type: none"> Bidders must submit detailed CVs of the key staff, supported by the applicable professional 	25%

	registered mandatory Staff	<p>registration certificates in good standing of the Professionally registered individuals for:</p> <ul style="list-style-type: none"> ○ Project lead Town Planner (Registered with SACPLAN), ○ Environmental Assessment Practitioner (Registered with SACNASP and EAPASA). ○ Civil/Municipal Engineer (Registered with ECSA). ○ Geotechnical Engineer (Registered with ECSA). ○ Traffic/Transport Engineer (Registered with ECSA). ○ Electrical Engineer (Registered with ECSA). ○ Land Surveyor (Registered with SAGC). ○ Conveyancer. <ul style="list-style-type: none"> • The Project lead must have a minimum of ten (10) years, and all other team members must have a minimum of five (5) years of experience. • It will be advantageous if the Town Planner and Environmental Assessment Practitioner (EAP) have the City of Tshwane Metropolitan Municipality experience. 	
3.	Implementation / methodology approach	<p>Bidders must submit a proposed implementation methodology that is aligned with the scope of work, highlighting the risks, mitigation measures, and quality plan.</p> <p>A work method statement must detail the way the design or process is to be completed. The method statement must include a number of key elements. Key elements must include:</p> <ul style="list-style-type: none"> • Project information: This should include details such as the project name, location, and description. • Scope of work: This should clearly describe the work to be performed, including any constraints or limitations. 	30%

		<ul style="list-style-type: none"> • Risk assessment: This should identify and assess the risks associated with the task and outline the measures to be taken to mitigate them. • Methodology: This should provide a detailed description of the steps to be taken to complete each design package, including the design software tools and manpower needed. • Schedule: This should provide a timeline for the work to be completed, including any milestones or deadlines. • Quality assurance: This should outline the measures to be taken to ensure that the work is carried out to the required quality standards. 	
4.	Detailed Programme	<p>Bidders must submit a detailed program with sub-deliverables for the proposed work phases of the project.</p> <p>Detailed program from appointment to proclamation of the Township must include the following aspects:</p> <ul style="list-style-type: none"> • Main phases as described in the Scope of Works. • Sub milestones applicable. • Start and finish dates. • Durations. • Predecessors and successors. • Deliverable dates 	20%
TOTAL (%)			100

Proposals with functionality / technical points of less than the pre-determined minimum overall percentage of **70%** and less than **50%** on each of the individual criteria will be eliminated from further evaluation on Price and Preference Points Evaluation.

Refer to **Annexure C (Technical Evaluation Matrix/Rubrics)** for the scoring ranges/rubrics that will be used to evaluate functionality.

28.3 Price and Preference Points Evaluation (Phase 3)

Only Bidders that have met the minimum thresholds on Technical/functional Evaluation will be evaluated for price and preference points. Price and Preference Points will be evaluated as per **Annexure G: Preference Points Award Form**.

29 OBJECTIVE CRITERIA

The CSIR reserves the right to award this tender to a bidder that did not score the highest total number of points in accordance with Section (2) (1) (f) of the PPPFA (Act 5 of 2000)", under the following conditions:

- The directors, shareholders or officers of the bidder must not be formally charged of fraudulent or illegal conduct which could harm the CSIR's reputation by associating with the bidder.

30 NATIONAL TREASURY CENTRAL SUPPLIER DATABASE (CSD) REGISTRATION

Respondents are required to self-register on National Treasury's (NT) 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. Business may not be awarded to a Respondent who has failed to register on the CSD. Only foreign suppliers with no local registered entity need not register on the CSD. In order to enable the CSIR to verify information on the CSD, Respondents are required to provide the unique registration reference number.

Before any negotiations will start with the winning bidder it will be required from the winning bidder to:

- be registered on National Treasury's Central Supplier Database (CSD). Registrations can be completed online at: www.csd.gov.za;
- provide the CSIR of their CSD registration number.

Annexure A

Standard Bidding Document (SBD) 1

PART A: INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE CSIR					
BID NUMBER:	3679/22/04/2025		CLOSING DATE:	22 April 2025	CLOSING TIME: 16H30
DESCRIPTION	RFP for the appointment of a professional Town Planner as lead consultant, with a multi-disciplinary professional team, to obtain fully compliant development rights for the CSIR Main Campus, located on the Remainder of the Farm Scientia 627-JR, within eighteen (18) months.				
BID RESPONSE DOCUMENTS MAY BE DEPOSITED IN THE BID BOX SITUATED AT (STREET ADDRESS)					
The CSIR requires that all tender submissions be submitted electronically to tender@csir.co.za . Should the tender file size exceed 25MB, bidders are required to submit the tender in multiple emails. Use the tender number 3679/22/04/2025 and description of the tender as the subject of emails.					
BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO			TECHNICAL ENQUIRIES MAY BE DIRECTED TO:		
CONTACT PERSON	Supply Chain Management		CONTACT PERSON	Supply Chain Management	
TELEPHONE NUMBER	012 842-2911		TELEPHONE NUMBER	012 841-2911	
FACSIMILE NUMBER			FACSIMILE NUMBER		
E-MAIL ADDRESS	tender@csir.co.za		E-MAIL ADDRESS	tender@csir.co.za	
SUPPLIER INFORMATION					
NAME OF BIDDER					
POSTAL ADDRESS					
STREET ADDRESS					
TELEPHONE NUMBER	CODE		NUMBER		
CELLPHONE NUMBER					
FACSIMILE NUMBER	CODE		NUMBER		
E-MAIL ADDRESS					
VAT REGISTRATION NUMBER					
SUPPLIER COMPLIANCE STATUS	TAX COMPLIANCE SYSTEM PIN:		OR	CENTRAL SUPPLIER DATABASE No:	MAAA
1 ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES /WORKS OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES ENCLOSE PROOF]		2 ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES /WORKS OFFERED?		<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES, ANSWER THE QUESTIONNAIRE BELOW]
QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS					
IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)?					<input type="checkbox"/> YES <input type="checkbox"/> NO
DOES THE ENTITY HAVE A BRANCH IN THE RSA?					<input type="checkbox"/> YES <input type="checkbox"/> NO
DOES THE ENTITY HAVE A PERMANENT ESTABLISHMENT IN THE RSA?					<input type="checkbox"/> YES <input type="checkbox"/> NO

DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA?

☐ YES ☐ NO

IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION?

☐ YES ☐ NO

IF THE ANSWER IS “NO” TO ALL OF THE ABOVE, THEN IT IS NOT A REQUIREMENT TO REGISTER FOR A TAX COMPLIANCE STATUS SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 2.3 BELOW.

PART B: TERMS AND CONDITIONS FOR BIDDING

1. BID SUBMISSION:

- 1.1. BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.
- 1.2. **ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED–(NOT TO BE RE-TYPED) OR IN THE MANNER PRESCRIBED IN THE BID DOCUMENT.**
- 1.3. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT, 2000 AND THE PREFERENTIAL PROCUREMENT REGULATIONS, 2022, THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.
- 1.4. **THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL IN AND SIGN A WRITTEN CONTRACT FORM (SBD7).**

2. TAX COMPLIANCE REQUIREMENTS

- 2.1 BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.
- 2.2 BIDDERS ARE REQUIRED TO SUBMIT THEIR UNIQUE PERSONAL IDENTIFICATION NUMBER (PIN) ISSUED BY SARS TO ENABLE THE ORGAN OF STATE TO VERIFY THE TAXPAYER'S PROFILE AND TAX STATUS.
- 2.3 APPLICATION FOR TAX COMPLIANCE STATUS (TCS) PIN MAY BE MADE VIA E-FILING THROUGH THE SARS WEBSITE WWW.SARS.GOV.ZA.
- 2.4 BIDDERS MAY ALSO SUBMIT A PRINTED TCS CERTIFICATE TOGETHER WITH THE BID.
- 2.5 IN BIDS WHERE CONSORTIA / JOINT VENTURES / SUB-CONTRACTORS ARE INVOLVED, EACH PARTY MUST SUBMIT A SEPARATE TCS CERTIFICATE / PIN / CSD NUMBER.
- 2.6 WHERE NO TCS PIN IS AVAILABLE BUT THE BIDDER IS REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD), A CSD NUMBER MUST BE PROVIDED.
- 2.7 NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE, COMPANIES WITH DIRECTORS WHO ARE PERSONS IN THE SERVICE OF THE STATE, OR CLOSE CORPORATIONS WITH MEMBERS PERSONS IN THE SERVICE OF THE STATE.”

NB: FAILURE TO PROVIDE / OR COMPLY WITH ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID.

SIGNATURE OF BIDDER:

.....

CAPACITY UNDER WHICH THIS BID IS SIGNED:

.....

(Proof of authority must be submitted e.g. company resolution)

DATE:

.....

Annexure B

Technical Specification/Scope of Services for the appointment of a professional Town Planner as lead consultant, with a multi-disciplinary professional team, to obtain fully compliant development rights for the CSIR Main Campus, located on the Remainder of the Farm Scientia 627-JR, within eighteen (18) Months.

RFP No. 3679/22/04/2025

1. INVITATION FOR PROPOSAL

Proposals are hereby invited for the appointment of a professional Town Planner as lead consultant, with a multi-disciplinary professional team, to obtain fully compliant development rights for the CSIR Main Campus, located on the Remainder of the Farm Scientia 627-JR, within eighteen (18) Months. The service offering must include all requirements as set out in this Annexure.

The purpose of the Request for Proposal (RFP) is to obtain capability, pricing, and general information on the business of the potential consultant for the CSIR to determine the Consultants most capable of providing the service.

This RFP document details and incorporates, as far as possible, the tasks and responsibilities of the potential bidder required by the CSIR.

This RFP does not constitute an offer to do business with the CSIR but merely serves as an invitation to bidder(s) to facilitate a requirements-based decision process.

Responses to this Request for Proposal (RFP) (hereinafter referred to as a Bid or a Proposal) are requested from suitably qualified entities (hereinafter referred to as a Respondent or Bidder) for the appointment of a professional Town Planner as lead consultant, with a multi-disciplinary professional team, to obtain fully compliant development rights for the CSIR Main Campus, located on the Remainder of the Farm Scientia 627-JR, within eighteen (18) months. The service offering must include all requirements as set out in Annexure B.

2. PROPOSAL REQUIREMENTS

All proposals are to be submitted in a format specified in this enquiry. Bidders are however welcome to submit additional / alternative proposals over and above the originally specified format.

2.1. Technical Proposal

The following must be submitted as part of the **technical** proposal:

- a) **Reference Letters / Company Experience.** Bidders must submit contactable reference letters on client letterhead for similar scaled projects for a full ***Township Establishment process*** completed from 2015 onwards. Reference letters will be vetted. (Purchase orders, contracts, and appointment letters will not be considered). **It will be advantageous if one of the reference letters submitted is from City of Tshwane Metropolitan Municipality**
- b) **CVs of the mandatory Professional team.** Bidders must submit detailed CVs with applicable professional registration certificates (in good standing) of the proposed professional team consisting of a Professional registered Town Planner, Environmental Practitioner, Civil/Municipal, Electrical, Geotechnical, Traffic/Transport Engineers, Land Surveyor, and Conveyancer. The team leader must have a minimum of ten (10) years and team members a minimum of five (5) years. **It will be advantageous if the Town Planner and Environmental Practitioner (EAP) have City of Tshwane Metropolitan Municipality experience.**
- c) **Implementation/methodology approach.** Bidders must submit a proposed implementation methodology that is aligned with the scope of work, highlighting the risks and mitigation measures and quality plan.
- d) **Detailed program indicating the processes and duration for deliverable up to the Proclamation of the Township.**

2.2. Financial Proposal:

The following must be submitted as part of the **financial** proposal:

- a) Cover Letter.
- b) Completed Pricing Schedule (**Annexure D**) on official company letterhead.

- c) CSD registration report (RSA suppliers only).

3. PROPOSAL SPECIFICATION

3.1. Background

The objectives of the CSIR are, through directed and particularly multidisciplinary research and technological innovation, to foster, in the national interest and in fields which, in its opinion, should receive preference, industrial and scientific development, either by itself or in cooperation with principals from the private or public sectors, and thereby to contribute to the improvement of the quality of life of the people of the Republic, and to perform any other functions that may be assigned to the CSIR by or under this Act. The CSIR developed a detailed Campus Master Plan (hereafter referred to as 'the CMP') in 2016 for the Pretoria Campus that outlines the existing and proposed future developments in support of the CSIR's corporate strategy.

To enable the further development of the CSIR Campus, there is a need to ensure the correct land use rights are in place and able to support the implementation of the CMP.

Various communication and coordination between the CSIR, its appointed professionals, and the City of Tshwane Metropolitan Municipality (CoT) Planning and Development Department resulted in the confirmation that, in order to regularize the existing (and proposed new) land uses on the main campus, a township establishment process must be concluded thereon.

The CoT stated the following in response to an enquiry lodged in this regard:

"The CSIR was built in 1950 and there were many legislative changes since then. The zoning Government does not allow for special circumstances in terms of the law. The SPLUMA Act, 2013 and the City of Tshwane Municipality Bylaws, 2016 do not allow for multiple uses on farmland."

To conduct the full **Township Establishment process** on registered farmland would also require Environmental Authorisation to be in place in terms of the NEMA suite of legislation and its associated regulations before the township application will be considered for approval and to enable planned developments. The Township Establishment and

Please refer to Annexure J for a site plan of the CSIR Main campus.

3.3. Existing land uses

The CSIR Campus is a mixed-use facility with a wide range of land uses. Significant areas are devoted to nature conservation, including the protected Bronberg Ridge and dense vegetation covering a substantial part of the ICC precinct and the larger Campus area. The North Campus is known for the Knowledge Commons, which has meeting areas, a staff restaurant, solar power generation, and various departments' administrative buildings, laboratories, and testing facilities.

The remainder of the South Campus is dedicated to large, multi-storey buildings occupied by the Next Generation Enterprise Institution, the Defence and Security, and the Manufacturing.

Specific land use information for the CSIR Main Campus will be provided to the successful bidder. It remains the responsibility of the successful bidder to vet the information received for accuracy and relevance to the application.

3.4. Zoning

3.4.1. Current Zoning

According to the Zoning Certificate and plan (attached as Annexure K), the property is zoned "Government" (Use Zone 16) with the following controls in terms of the Tshwane Land Use Scheme, 2024:

- Uses permitted: Government Purposes.
- Uses with consent: All other uses not listed in Columns (3) and (5)
- Coverage: 60% (Table E, Coverage Zone 5, subject to Clause 27).
- FAR: 2.0 (Table C, FAR Zone 5, subject to Clause 25).
- Height: 19 metres/7 Storeys (Table D, Height Zone 5, subject to Clause 26).
- Building Lines: 10 m on Street boundary and 4.5 m on others.

The Tshwane Land Use Scheme, 2024 defines "Government purposes" as:

(1) "... Land and Buildings used by or on behalf of any organ of state or associated state-owned entities, for the execution of its powers, functions and duties assigned to any organ of state or state-owned entity in terms of either the Constitution of the Republic of South

Africa, 1996, or any other relevant legislation and includes reference to Public Service Infrastructure.

(2) Government Purposes may include:

- (a) Clinic.*
- (b) Correctional facilities.*
- (c) Courts of law.*
- (d) Depots.*
- (e) Hospital.*
- (f) Libraries and archives.*
- (g) Office*
- (h) Police stations.*
- (i) Post offices.*
- (j) Place of Child Care.*
- (k) Place of Instruction.*
- (l) Plant Nursery.*
- (m) Public Open Space.*
- (n) Tourist Facilities.*
- (o) Workshop.*

(3) Industry and Noxious Industry shall be excluded.”

The existing floor area ratio (FAR) on the campus is 0.125; the coverage is approximately 5%, with the general height below 4 storeys. Therefore, the existing development rights as per the zoning certificate provide for a considerably denser environment than what currently exists.

The current zoning, however, does not allow for all of the land uses forming part of, and planned, for on the CSIR Campus.

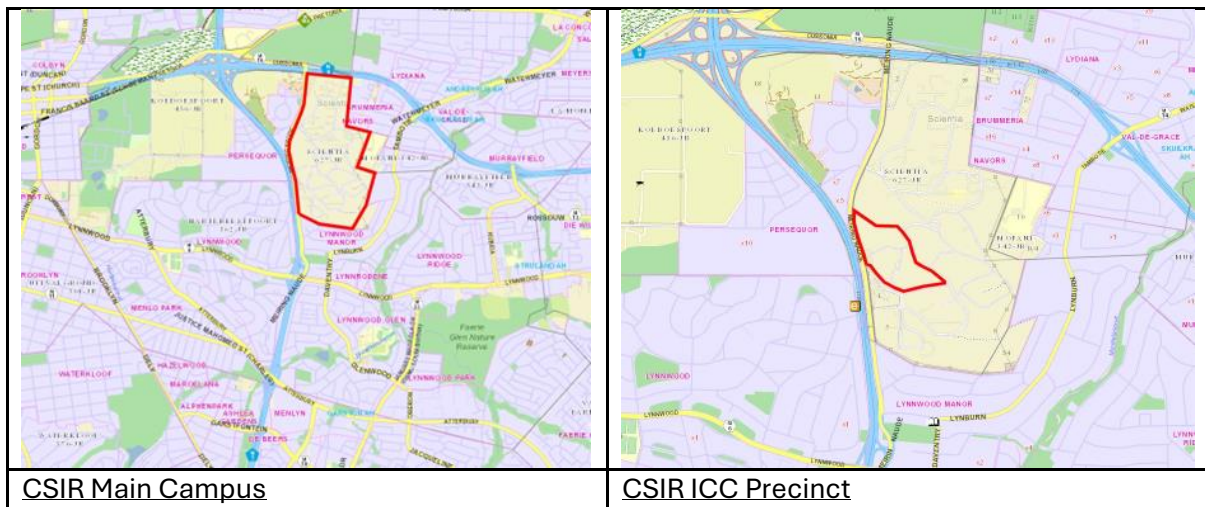
3.4.2. Proposed Zoning

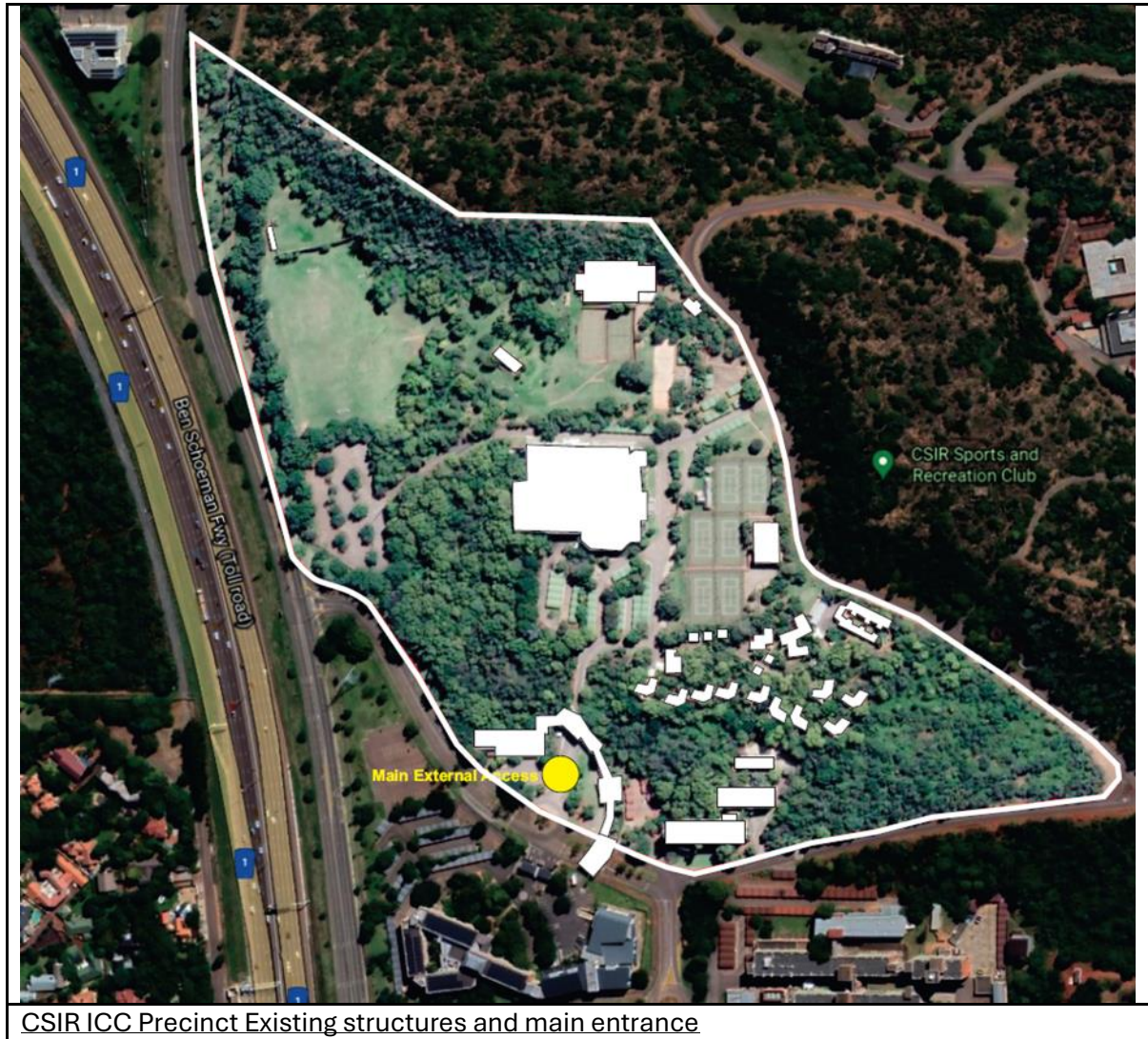
Additional to the various current land uses prevalent on the CSIR Main Campus, The CSIR has also embarked on a significant project with the intention to erect a Hotel within the International Convention Centre (ICC) Precinct. This precinct consists of the following proposed new buildings:

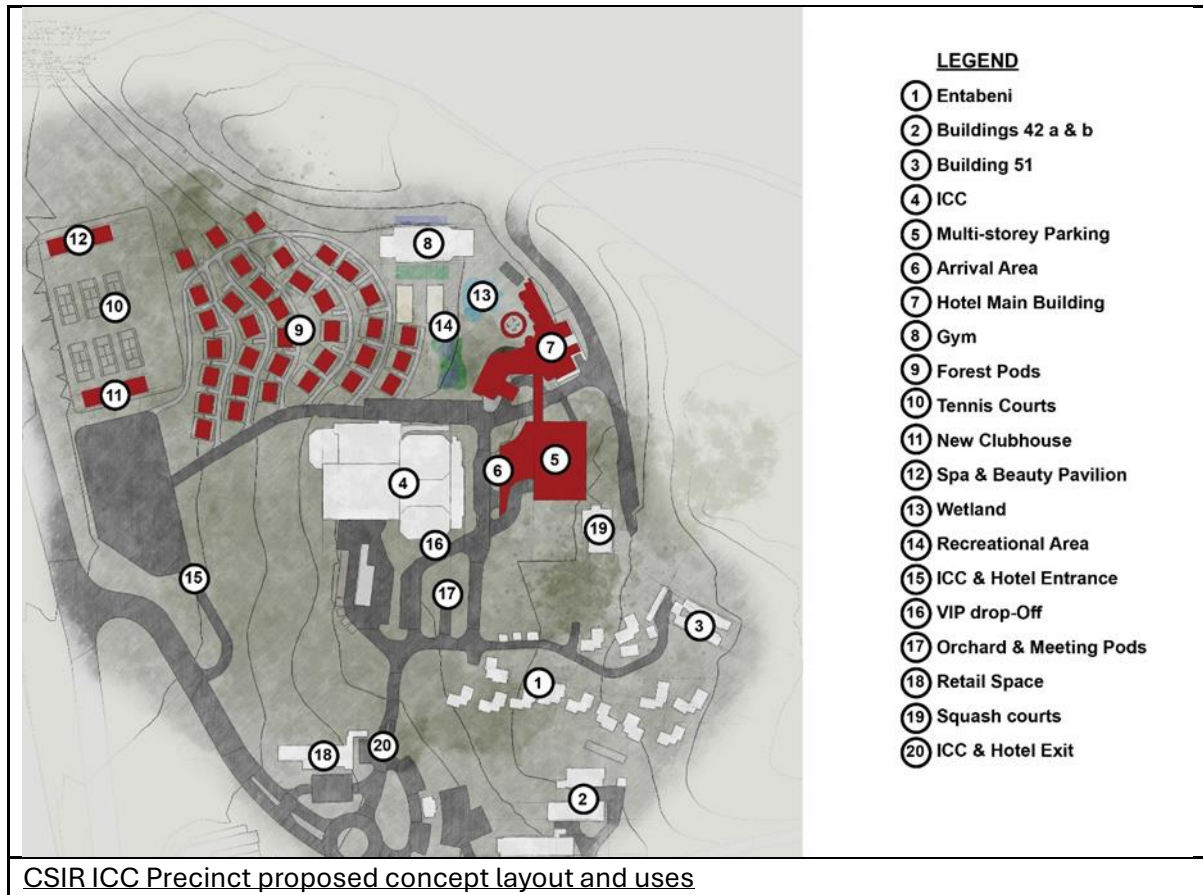
- A multi-storey parkade with a living green façade, with a rooftop recreational area, glass exterior lifts and a bridge connecting to the hotel.
- The main hotel building, which will house accessible units tailored to Universal Accessible design standards, communal eating and co-working area and the rooftop café/bar and rim flow pool.
- The three-star and four-star forest pods will be dispersed along the contours to the west of the recreational areas. The five-star pods will be situated along the northern edge of the pods, ensuring the privacy and luxury required.
- It is proposed that the existing sports field be developed to accommodate a new clubhouse, servicing sports club members that will include the proposed tennis courts, as well as a spa and beauty pavilion to the north.

The following existing buildings on the CSIR ICC Precinct will form part of the precinct and project:

- The clubhouse, which will be repurposed as a gym with an indoor lap pool, outdoor lap pool and an outdoor gym alongside the indoor gym.
- The Entabeni units consisting of two- and three-bedroom freestanding chalets to be renovated into flexible accommodation, which will be incorporated into the hotel.
- Building 51, which houses seven units, which will be incorporated into the hotel.







Through the Township Establishment process, an appropriate and flexible zoning must be allocated to the entire site and fully caters to the needs of the CSIR. It is envisaged that special zoning should be applied for as “Special” (Use Zone 28) as per Table B of the Scheme. This must be confirmed by the appointed Town Planner based on their assessment and by the CSIR.

3.5. Scope Of Works

3.5.1. Professional Team

The scope of work for the project, including the Township Establishment and permitting process, covers all of the work to be executed by a professional services team covering all disciplines necessary to ensure a successful outcome, including:

- Town planning.
- Environmental Assessment Practitioner (EAP).
- Land surveying.
- Civil/Municipal engineering.
- Electrical engineering.
- Geotechnical engineering.
- Traffic/Transport engineering.
- Conveyancer.

The professional town planner will be the project lead and will be the main point of contact with the CSIR team and be responsible to appoint, manage and coordinate all of the activities of the professional team members.

3.5.2. Proposed programme

The planned maximum duration of the total project will be 18 months. Each phase noted in the section below provide proposed durations which will be fixed with the successful bidder, with certain overlapping of activities.

The following table is a high-level indication of the proposed programme, which must be refined by the bidders for the bid submission requirements.

	PHASES	PLANNED MONTHS	MONTHS																	
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	Project Initiation	1	■																	
2	Baseline and Demand Assessment	2		■	■															
3	Development Planning and Additional Studies	1				■														
4	Statutory Application submission, circulation and approval	12					■	■	■	■	■	■	■	■	■	■	■	■		
5	General Plan Approval	2																■	■	
6	Compliance with Conditions, Opening of the Township Register and Proclamation	2																	■	■

Township Establishment Process

The project and town planning process will be executed in phases with key activities as briefly outlined below:

3.5.3. Phase One – Project Initiation

(Planned duration: 1 month)

Upon appointment, the consultant will secure a meeting with the Client as well as the CoT in order to:

- Confirm the full project scope.
- Confirm the Roles and responsibilities of members.
- Confirm timeframes and programme.
- Confirm budgets and payment arrangements.
- Identify key stakeholders.
- Undertake site visit/s and site verification/s.
- Obtain any existing information from the Municipality and/or the CSIR on the project.

3.2.2.2 Phase Two – Baseline and Demand Assessment

(Planned duration: 2 months)

Baseline Assessment

The consultant team will undertake a desktop baseline assessment, through a thorough assessment of desktop information and studies, the identification of information gaps, if any, covering all aspects relevant to the Township Establishment and EIA process, including but not limited to:

- A Land Audit covering all relevant land matters, i.e., title, conditions of title, restrictive conditions, servitudes, land claims, zoning etc.
- Legislative and Policy Analysis.
- Environmental Screening.
- Bulk external and internal Engineering Infrastructure Service assessment.
- Traffic and Transport Impact assessment.
- Geotechnical assessment.
- Conveyancer certificate.
- Land surveyor certificate.

- Consultation with the municipal and provincial departments and entities on current status and the impact on any future planned developments/initiatives that may impact the process.
- Conduct any other pre-consultations with stakeholders that may be required to inform the current baseline situation, application requirements, etc.

The deliverable will include a desktop assessment, certificates, and consultation report.

Demand Assessment

The team will conduct a detailed assessment of the CSIR's existing and planned developmental needs using the CSIR CMP as a point of departure with the objective to determine:

- The existing and planned future land use and building bulk and proposed land use parameters and zoning in alignment with the municipal scheme requirements.
- The existing and future engineering infrastructure services demand, available capacities to meet the demand and upgrades required, if any.
- The existing traffic and transportation infrastructure, capacities, and future demand and how this can be met.
- The existing environmental features and given the future development requirement the potential environmental impacts to be considered and studies required to fully determine these impacts and the mitigation thereof.

The deliverable from this activity is a demand assessment report with recommendations on the proposed land use zoning, preliminary township layout and township establishment process and approach, the development footprint, infrastructure services and traffic and transportation demand assessment and how the demand can be met, outline of the environmental implications and environmental authorisation process approach.

3.2.2.4 Phase Three – Development Planning and Additional Studies

(Planned duration: 1 month)

This phase will include the preparation of the detailed draft township and engineering services application layout planning and draft town planning application, cognisant of the findings of the environmental and other studies.

The town planner must be mindful of the fact that the CSIR Campus property is owned by the CSIR and is subject to the Public Finance Management Act of 1999, and it is therefore not envisaged that erven will be created for alienation/sale to other parties. It is not foreseen that the township application will comprise more than two erven that should be collapsed into one erf as part of the conditions of approval of the township to ensure ease of property management and maintenance.

The deliverable of this phase is the specialist study reports with identified impacts and proposed recommendations on the mitigation of the impacts for inclusion in the draft Environmental Management Plan (EMP). It also includes the adjustment of the town planning and or engineering services layouts and reports based on the final detailed environmental studies, should it be required.

3.2.2.6 Phase Four – Statutory Application submission, circulation and approval

(Planned duration: 12 months)

This phase will include the preparation, submission and execution of a comprehensive township and/or other relevant statutory applications in full compliance with the applicable legislative frameworks, including the SPLUMA, RSDF, By-Laws and Scheme, as well as any further applicable municipal policies.

This phase will result in:

- Application submission, including the payment of any application fees.
- Placement of advertisements in compliance with the prescribed procedures and requirements of the By Law.
- Notice to external departments and entities in the prescribed manner, if required.
- Following up with all entities and parties to obtain comments and attending to comments to the satisfaction of the municipality and the CSIR.
- Attend to any amendments.
- Preparation of draft conditions of establishment as may be required.

- Calculation of Engineering Services costs and contributions.¹
- Present the application to the Municipal Planning Tribunal (MPT) as may be required.
- Obtaining Final Statutory Town Planning Approval.
- Review the approval and conditions of approval i.e., Conditions of Establishment and give notice of acceptance thereof or any amendments/corrections that may be required (following coordination with the CSIR)
- Prepare a draft and negotiate the municipal services agreement for signature.

The scope of work of the Environmental Assessment Practitioner includes:

- Pre-Application Phase verification.
- Undertake the Scoping Phase of an Environmental Impact assessment and prepare and submit the Draft Scoping Report including Public Participation.
- Prepare and submit the Final Scoping Report.
- Undertake the Environmental Impact Assessment Phase and prepare and submit the Draft EIA Report in accordance with the EIA timeframes.
- Prepare and submit the Final EIA report.
- Public Participation according to the Environmental Impact Assessment process as stated in the National Environmental Management Act (No 107 of 1998 (as amended)).
- Prepare draft Response to Appeal/s.
- Consulting with specialists and attaining the relevant specialist studies.
- Register water use/s in terms of applicable General Authorisation if needed.
- Manage, administer and monitor the works and processes included in attaining the environmental authorisation. Administration of all aspects of the project shall include but are not limited to:
 - Site visits
 - Meetings

The broad scope of services required shall be in accordance with the National Environmental Management Act (No 107 of 1998 (as amended)) and the environmental process must follow the guideline and scope in these regulations. If there is any conflict between the specific requirements

¹ Due to the CSIR History, various upgrades have been implemented by the CSIR which must be taken into consideration by the Municipality with any bulk contribution requirements (details can be provided by the CSIR). Bulk contribution negotiations will therefore also form part of the project scope.

CSIR Tender Documentation

and the relevant guideline scope of services document referred to above, the specific requirements shall take precedence.

3.2.2.7 Phase Five – General Plan Approval

(Planned duration: 2 months)

The pegging of the project site will be undertaken by the Land Surveyor for the project.

The following activities will be undertaken:

- Obtaining erf numbers as may be required from the Surveyor General (SG).
- Preparation of the township General Plan and diagrams.
- Pegging of the township erven and property.
- Lodging with Surveyor General for approval of the General Plan.
- Issuing of the approved General Plan.

3.2.2.8 Phase Six – Compliance with Conditions, Opening of the Township Register and Proclamation

(Planned duration: 2 months)

The conveyancer will prepare and submit all the required documentation with the Registrar of Deeds, including for the obtaining of Certificates of Registered title that address the removal of restrictive conditions of title, if any, and all legal documentation for the application for the opening of the township register.

The town planner, with assistance from the professional team, as the need may be, will give effect to any requirements in order to successfully proclaim the township as an approved township, as may be required and will lead the process and assist the CSIR to attend to all compliance requirements and the approval of conditions within the prescribed timeframes. In the event that this will require further engineering services design, procurement, and construction interventions this will form the subject matter of an additional procurement process at the time.

Annexure C

Technical Evaluation Matrix/Rubrics

RFP for appointment of a professional Town Planner as lead consultant, with a multi-disciplinary professional team, to obtain fully compliant development rights for the CSIR Main Campus, located on the Remainder of the Farm Scientia 627-JR, within eighteen (18) Months.

RFP No. 3679/22/04/2025

Scoring sheet to be used to evaluate functionality

Criteria	Proof required			Weight
<ul style="list-style-type: none"> Reference Letters / Company Experience 	<p>Bidders must submit five (5) contactable reference letters on clients' letterhead for similar-scaled projects for a full Township Establishment process. The reference letters will be vetted. (Purchase orders, contracts, and appointment letters will not be considered.) It will be advantageous if one of the reference letters submitted is from the City of Tshwane Metropolitan Municipality.</p> <p>The reference letters must meet the following:</p> <ul style="list-style-type: none"> The Reference letter must be for projects from 2015 onwards Include contract Value, It must be signed/stamped on the bidder's client's letterhead include details of services rendered, and include the client's review of the bidder's service delivery 	No submission of reference letters or submitted less than two (2) reference letters, or submitted reference letters meet less than two (2) requirements	0 points	25%
		Bidder submitted two (2) to three (3) reference letters that meet two (2) to three (3) requirements listed.	5 points	
		Bidder submitted four (4) reference letters that meet four (4) requirements listed	7 points	
		Bidder submitted five (5) or more reference letters that meet all five (5) requirements listed.	10 points	
<ul style="list-style-type: none"> CV of Professional Team 	<ul style="list-style-type: none"> Bidders must submit detailed CVs of the full Professional team, supported by the applicable professional registration certificates. The Project lead must have a minimum of ten (10) years. All other team members must have a minimum of five (5) years of experience. <ul style="list-style-type: none"> Project lead Town Planner (Registered with SACPLAN), Environmental Assessment Practitioner (Registered with SACNASP and EAPASA). Civil/Municipal Engineer (Registered with ECSA). Geotechnical Engineer (Registered with ECSA). Traffic/Transport Engineer (Registered with ECSA). 	Bidder did not submit CVs of all professional team members, and the professional certificates as outlined	0 points	25%
		Bidder submitted CVs of all the team members supported by the applicable professional certificates as outlined.	10 points	

Criteria	Proof required			Weight
	<ul style="list-style-type: none"> Electrical Engineer (Registered with ECSA). Land Surveyor (Registered with SAGC). Conveyancer. <ul style="list-style-type: none"> It will be advantageous if the Town Planner and Environmental Assessment Practitioner (EAP) have the City of Tshwane Metropolitan Municipality experience. 			
<ul style="list-style-type: none"> Implementation/methodology approach 	<p>Bidders must submit a proposed implementation methodology that is aligned with the scope of work, highlighting the risks, mitigation measures, and quality plan.</p> <p>A work method statement must detail how the design or process will be completed. The method Statement should include the number of key elements. Key elements must include:</p> <ul style="list-style-type: none"> Project information: This must include details such as the project name, location, and description. Scope of work: This must clearly describe the work to be performed, including any constraints or limitations. Risk assessment: This must identify and assess the risks associated with the specific tasks identified in the Scope of Work, in a risk register and outline the measures to be taken to mitigate them. Methodology: This must provide a detailed description of the steps to be taken to 	Non-submission of methodology and approach or submitted methodology that fails to address any of the key elements as outlined above.	0 points	30%
		The methodology and approach submitted meet only three (3) of the listed key elements as outlined above.	5 points	
		The methodology and approach submitted meet four (4) to five (5) of the listed key elements as outlined above.	7 points	
		The methodology and approach submitted are specifically tailored to address the specific project and meet all the listed key elements as outlined above.	10 points	

Criteria	Proof required			Weight
	<p>complete each design package, including the design software tools, and manpower needed.</p> <ul style="list-style-type: none"> • Schedule: This must provide a timeline for the work to be completed, including any milestones or deadlines. • Quality assurance: This must outline the measures to be taken to ensure that the work is carried out to the required quality standards. 			
<ul style="list-style-type: none"> • Detailed Programme 	<p>Bidders must submit a detailed program for the proposed work phases of the project, with sub-deliverables</p> <p>Detailed program from appointment to proclamation of the Township must include the following aspects:</p> <ul style="list-style-type: none"> • Main phases as described in the Scope of Works. • Sub milestones applicable. • Start and finish dates. • Durations. • Predecessors and successors. • Deliverable dates. 	Non-submission of the Program or program provided does not include any aspects as outlined above.	0 points	20%
		The program submitted meets two (2) to three (3) aspects as outlined above.	5 points	
		The program submitted meets four (4) to five (5) aspects as outlined above	7 points	
		The program submitted meets all aspects as outlined above.	10 points	
	TOTAL			100

Annexure D

Pricing Schedule- FIRM PRICES

The appointment of a professional Town Planner as lead consultant, with multi-disciplinary professional team, in order to obtain fully compliant development rights for the CSIR Main Campus, located on the Remainder of the Farm Scientia 627-JR, within eighteen (18) months.

RFP No.3679/22/04/2025

NOTE: ONLY FIRM PRICES WILL BE ACCEPTED. NON-FIRM PRICES (INCLUDING PRICES SUBJECT TO RATES OF EXCHANGE VARIATIONS) WILL NOT BE CONSIDERED

IN CASES WHERE DIFFERENT DELIVERY POINTS INFLUENCE THE PRICING, A SEPARATE PRICING SCHEDULE MUST BE SUBMITTED FOR EACH DELIVERY POINT

The bidder must use the pricing table below for the phased and grand totals. The bidder is further required to provide detailed calculations in the methodology submission on how the phased totals were obtained. The proposed pricing stipulated in the table below must be inclusive of direct costs, disbursements, travel and accommodation.

PHASE	DELIVERABLE	PHASE WEIGHT	PROPOSED PRICING
1. Project Initiation	Inception Report.	10%	
2. Baseline and Demand Assessment	Baseline Assessment Report that includes all findings. Demand assessment report that includes: <ul style="list-style-type: none">• Recommendations on the proposed land use zoning.• Preliminary township layout and township establishment process & approach• Development footprint, infrastructure services and traffic and transportation demand assessment and how the demand can be met,• Outline of the environmental implications and environmental authorisation process approach.	25%	
3. Development Planning and	The deliverable of this phase is all applicable specialist study reports relevant to the applications, with	25%	

Additional Studies	<p>identified impacts and proposed recommendations on the mitigation of the impacts for inclusion in the draft Environmental Management Plan (EMP), if applicable.</p> <p>It also includes the adjustment of the town planning and or engineering services layouts and reports based on the final detailed environmental studies, should it be required.</p>		
4. Statutory Application submission, circulation and approval	<p>Preparation, submission and execution of all applications:</p> <ul style="list-style-type: none"> Township Establishment up to Conditions of Establishment Environmental Impact Assessment up to Environmental Authorisation and EMP acceptance (if separate report is required). WULA up to Licence. 	25%	
5. General Plan Approval	<p>Deliverables include:</p> <ul style="list-style-type: none"> Obtaining erf numbers as may be required from the Surveyor General (SG). Preparation of the township General Plan and diagrams. Pegging of the township erven and property. Lodging with Surveyor General for approval of the General Plan. Issuing of the approved General Plan. 	5%	
6. Compliance with Conditions, Opening of the Township Register and Proclamation	<p>Deliverables include:</p> <ul style="list-style-type: none"> Compliance with all conditions in the Conditions of Establishment. Opening of Township Register Proclamation of the Township as an approved township. 	10%	
TOTAL PROFESSIONAL FEES (EXCL. VAT):			
VAT @ 15%:			
TOTAL PROFESSIONAL FEES (INCL. VAT):			

Annexure E

Proposal Form and List of Returnable Documents

The appointment of a professional Town Planner as lead consultant, with multi-disciplinary professional team, in order to obtain fully compliant development rights for the CSIR Main Campus, located on the Remainder of the Farm Scientia 627-JR, within eighteen (18) months.

RFP No. 3679/22/04/2025

I/We _____

[name of entity, company, close corporation or partnership] of [full address]

carrying on business trading/operating as

represented by _____ in my capacity

as _____

being duly authorised thereto by a Resolution of the Board of Directors or Members or Certificate of Partners, dated _____ to enter into, sign execute and complete any documents relating to this proposal and any subsequent Agreement. The following list of persons are hereby authorised to negotiate on behalf of the abovementioned entity, should CSIR decide to enter into Post Tender Negotiations with shortlisted bidder(s).

FULL NAME(S) CAPACITY SIGNATURE

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

I/We hereby offer to supply the abovementioned Services at the prices quoted in the schedule of prices in accordance with the terms set forth in the documents listed in the accompanying schedule of RFP documents.

I/We agree to be bound by those conditions in CSIR's:

1. General RFP Terms and Conditions; and [CSIR's Purchasing Terms and Conditions](#) or Any other standard or special conditions mentioned and/or embodied in this Request for Proposal.

I/We accept that unless CSIR should otherwise decide and so inform me/us in writing of award/intent, this Proposal [and, if any, its covering letter and any subsequent exchange of correspondence], together with CSIR's acceptance thereof shall constitute a binding contract between CSIR and me/us.

I/We further agree that if, after I/we have been notified of the acceptance of my/our Proposal, I/we fail to enter into a formal contract if called upon to do so, or fail to commence the supply of Services within 4 [four] weeks thereafter, CSIR may, without prejudice to any other legal remedy which it may have, recover from me/us any expense to which it may have been put in calling for Proposals afresh and/or having to accept any less favourable Proposal.

I/We accept that any contract resulting from this offer will be for a period as determined by the CSIR.

Furthermore, I/we agree to a penalty clause/s which will allow CSIR to invoke a penalty against us for non-compliance with material terms of this RFP including the delayed delivery of the Services due to non-performance by ourselves, failure to meet Subcontracting.

I/we agree that non-compliance with any of the material terms of this RFP, including those mentioned above, will constitute a material breach of contract and provide CSIR with cause for cancellation.

ADDRESS FOR NOTICES

The law of the Republic of South Africa shall govern any contract created by the acceptance of this RFP. The domicilium citandi et executandi shall be a place in the Republic of South Africa to be specified by the Respondent hereunder, at which all legal documents may be served on the Respondent who shall agree to submit to the jurisdiction of the courts of the Republic of South Africa. Foreign Respondents shall, therefore, state hereunder the name of their authorised representative in the Republic of South Africa who has the power of attorney to sign any contract which may have to be entered into in the event of their Proposal being accepted and to act on their behalf in all matters relating to such contract.

Respondent to indicate the details of its domicilium citandi et executandi hereunder:

Name of Entity:

Facsimile: _____

Address: _____

NOTIFICATION OF AWARD OF RFP

As soon as possible after approval to award the contract(s), the successful Respondent [**the Service provider**] will be informed of the acceptance of its Proposal. Unsuccessful Respondents may be advised in writing of the name of the successful Service provider and the reason as to why their Proposals have been unsuccessful, for example, in the category of price, delivery period, quality, B-BBEE or for any other reason.

VALIDITY PERIOD

CSIR requires a validity period of **180 [one hundred eighty calendar Days from closing date]** against this RFP.

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. However, once the adjudication body has approved the process and award of the business to the successful bidder(s), the validity of the successful bidder(s)' bid will be deemed to remain valid until a final contract has been concluded.

NAME(S) AND ADDRESS / ADDRESSES OF DIRECTOR(S) OR MEMBER(S)

The Respondent must disclose hereunder the full name(s) and address(s) of the director(s) or members of the company or close corporation [**C.C.**] on whose behalf the RFP is submitted.

1. Registration number of company / C.C.

2. Registered name of company / C.C.

3. Full name(s) of director/member(s) Address/Addresses ID Number(s)

RETURNABLE DOCUMENTS

Returnable Documents means all the documents, Sections and Annexures, as listed in the tables below.

a) **Mandatory Returnable Documents**

Failure to provide any Mandatory Returnable Documents at the closing date and time of this bid will result in a Respondent's disqualification. Bidders are therefore urged to ensure that all these documents are returned with their Proposals.

Please confirm submission of the mandatory Returnable Documents detailed below by so indicating [**Yes** or **No**] in the table below:

ITEM NO.	MANDATORY RETURNABLE DOCUMENTS	SUBMITTED [Yes/No]
1	Annexure D: Pricing Schedule	

b) Essential Returnable Documents

In addition to the requirements of section (a) above, Respondents are further required to submit their Proposals with the following **essential Returnable Documents** as detailed below.

Essential Returnable Documents required for evaluation purposes:

Failure to provide any essential Returnable Documents used for purposes of scoring a bid, by the closing date and time of this bid will not result in a Respondent's disqualification. However, Bidders will receive an automatic score of zero for the applicable evaluation criterion. Bidders are, therefore, urged to ensure that all these documents are returned with their Proposals.

Please confirm submission of these essential Returnable Documents by so indicating [Yes or No] in the table below:

ITEM NO.	ESSENTIAL RETURNABLE DOCUMENTS USED FOR SCORING	SUBMITTED [Yes/No]
1	In the case of Joint Ventures, bidder must submit a copy of the <u>signed</u> Joint Venture Agreement.	
2	In the case of subcontracting arrangements, bidder must submit a copy of the <u>signed</u> subcontracting agreement.	
3	Provide proof of professional indemnity insurance of a minimum of R 5 000 000.00 The preferred bidder would need to submit the confirmation of cover within 7 days upon request.	
4	Proof of Registration with professional registration Councils for the full professional team.	
5	Annexure G: Preference Points Award Form in Terms of the Preferential Procurement Regulations 2022 (Mandatory documents to claim preference points) <ul style="list-style-type: none"> Valid copy of BBEE certificate/ sworn affidavit 	

	<ul style="list-style-type: none"> ✓ In case of unincorporated trust, consortium, or joint venture, they must submit their consolidated B-BBEE scorecard with their <u>individual B-BBEE Certificate or Sworn Affidavit</u>. ✓ In case of sub-contracting, both parties must submit copies of their valid BBEE certificates. <p>NB: Non-submission or invalid submission will result in zero points. Should the individual entity's B-BBEE Certificate or Sworn Affidavit of the unincorporated trust, consortium, or joint venture parties <u>be invalid</u>, the joint venture scorecard will also be invalid.</p>	
--	--	--

ITEM NO.	MANDATORY RETURNABLE DOCUMENTS	SUBMITTED [Yes/No]
1	Annexure D: Pricing Schedule	

Other Essential Returnable Documents:

Failure to provide other essential Returnable Documents may result in a Respondent's disqualification. Bidders are therefore urged to ensure that all these documents are returned with their Proposals. However, if the bidder indicates YES in the SUBMITTED column and the documents are not submitted, then the bidder may be given two (2) days to provide the missing information.

Please confirm the submission of these essential Returnable Documents by indicating Yes or No in the table below

ITEM NO.	<u>OTHER</u> ESSENTIAL RETURNABLE DOCUMENTS	SUBMITTED [Yes/No]
1	Annexure A: Standard Bidding Document (SBD) 1 Form	
2	Annexure E: Proposal Form and List of Returnable Documents (<i><u>This document</u></i>)	
3	Annexure F: Certificate of Acquaintance with RFP, Terms & Conditions & Applicable Documents	
4	Annexure H: Standard Bidding Document (SBD) 4 Form	
5	Annexure I: RFP Declaration and Breach of Law Form	

CONTINUED VALIDITY OF RETURNABLE DOCUMENTS

The successful Respondent 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 CSIR with such renewals as and when they become due, CSIR 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 CSIR may have for damages against the Respondent.

SIGNED at _____ on this _____ day of _____ 20_____

SIGNATURE OF WITNESSES AND NAME OF WITNESSES

1 _____

Name _____

2 _____

Name _____

SIGNATURE OF RESPONDENT'S AUTHORISED REPRESENTATIVE:

Name: _____

Designation: _____

Annexure F

Certificate of Acquaintance with RFP, Terms & Conditions & Applicable Documents

The appointment of a professional Town Planner as lead consultant, with multi-disciplinary professional team, in order to obtain fully compliant development rights for the CSIR Main Campus, located on the Remainder of the Farm Scientia 627-JR, within eighteen (18) months.

RFP No.3679/22/04/2025

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. This includes those terms and conditions contained in any printed form stated to form part hereof, including but not limited to the documents stated below. As such, CSIR 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:

Should the Bidder 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 CSIR's Legal Counsel who shall determine whether the proposed alternative(s) are acceptable or otherwise, as the case may be. A material deviation from any term or condition may result in disqualification.

Bidders accept that an obligation rests on them to clarify any uncertainties regarding any bid which they intend to respond on, before submitting the bid. The Bidder 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 bidder understands that his/her Bid will be disqualified if the 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 AND NAME OF WITNESSES

1 _____

Name _____

2 _____

Name _____

SIGNATURE OF RESPONDENT'S AUTHORISED REPRESENTATIVE:

Name: _____

Designation: _____

Annexure G

Preference Points Award Form in Terms of the Preferential Procurement Regulations 2022

The appointment of a professional Town Planner as lead consultant, with multi-disciplinary professional team, in order to obtain fully compliant development rights for the CSIR Main Campus, located on the Remainder of the Farm Scientia 627-JR, within eighteen (18) Months.

RFP No. 3679/22/04/2025

This preference form must form part of all bids invited. It contains general information and serves as a claim form for the preference points allocated on the basis of specific goals outlined in point 3 below.

NB: BEFORE COMPLETING THIS FORM, BIDDERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF SPECIFIC GOALS, AS PRESCRIBED IN THE PREFERENTIAL PROCUREMENT REGULATIONS, 2022

1. GENERAL CONDITIONS

- 1.1 The following preference point systems are applicable to this bid:
- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included).
- 1.2 Points for this bid shall be awarded for:
- (a) Price; and
 - (b) Preference Points based on specific goals.
- 1.3 The maximum points for this bid are allocated as follows:

	POINTS
PRICE	80
Preference Points	20
Total points for Price and Preference Points must not exceed	100

- 1.4 Failure on the part of a bidder to submit proof of preference points together with the bid, will be interpreted to mean that preference points are not claimed.
- 1.5 The CSIR reserves the right to require of a bidder, either before a bid is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the CSIR.

2. POINTS AWARDED FOR PRICE

2.1 The 80/20 preference points systems

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

80/20

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

Where

P_s = Points scored for price of bid under consideration

P_t = Price of bid under consideration

P_{min} = Price of lowest acceptable bid

3. PREFERENCE POINTS AWARDED

3.1 In terms of Regulation 4 (2) and 4 (2) of the Preferential Procurement Regulations, preference points may be awarded to a bidder for the specific goal specified for the tender in accordance with the table below:

3.2 Specific goals must be determined per tender.

Specific Goals	Preference Points
Black Ownership	20
Total	20

3.3 Total preference points per specific goal to be determined per tender.

3.3.1. Total preference points per specific goal to be awarded as follows:

3.3.1.1. Preferential points for black ownership will be awarded as follows:

3.3.1.2.

Black Ownership	% of Preferential points
Bidder with 100% black ownership	100%
Bidder with 51% to 99% black ownership	50%
Bidder with less than 51% black ownership	0%

3.4. Joint Ventures, Consortiums and Trusts

A trust, consortium or joint venture², will qualify for preference points as a legal entity (Incorporated), provided that the entity submits its valid B-BBEE certificate. Only valid

² Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

BBBEE certificates issued by SANAS accredited verification agency will be considered for allocation of points.

A trust, consortium or joint venture will qualify for preference points as an unincorporated entity, provided that the entity submits their consolidated B-BBEE scorecard as if they were a group structure and that such a consolidated B-BBEE scorecard is prepared for every separate bid. Only valid consolidated BBBEE certificates issued by SANAS accredited verification agency will be considered for allocation of points.

Bidders must submit concrete proof of the existence of joint ventures and/or consortium arrangements. The CSIR will accept signed agreements as acceptable proof of the existence of a joint venture and/or consortium arrangement. Furthermore, in bids where unincorporated joint venture and/or consortium/sub-contractors are involved, each party must submit a separate TCS PIN and CSD number.

The joint venture and/or consortium agreements must clearly set out the roles and responsibilities of the Lead Partner and the joint venture and/or consortium party. The agreement must also clearly identify the Lead Partner, who shall be given the power of attorney to bind the other party/parties in respect of matters pertaining to the joint venture and/or consortium arrangement.

3.5. Sub-contracting

A bidder must not be awarded preference points if it is indicated in the tender documents that such a bidder intends sub- contracting more than 25% of the value of the contract to any other enterprise that does not qualify for at least the points that such a bidder qualifies for, unless the intended sub-contractor is an EME that has the capability and ability to execute the sub-contract.

A bidder awarded a contract may not sub-contract more than 25% of the value of the contract to any other enterprise that does not have an equal or higher B-BBEE status level than the bidder concerned, unless the contract is sub-contracted to an EME that has the capability and ability to execute the sub-contract.

4. BID DECLARATION

Bidders who claim points in respect of specific goals **must** submit the following documents:

Mandatory documents to claim preference points	Submitted	
	Yes	No
	√	√

Valid copy of BBEE certificate/ sworn affidavit to claim RDP (EMEs) preference points ³		
--	--	--

DECLARATION WITH REGARD TO COMPANY/FIRM

Name of company/firm:.....

VAT registration number:.....

Company registration number:.....

I/we, the undersigned, who is / are duly authorised to do so on behalf of the company/firm, certify that the documents submitted to claim preference points based on the specific goals are valid, and I / we acknowledge that:

- i) The information furnished is true and correct;
- ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 3 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 3, the contractor may be required to furnish further documentary proof to the satisfaction of the CSIR that the awarded are correct;
- iv) If any document is obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the CSIR may, in addition to any other remedy it may have –
 - (a) disqualify the person from the bidding process;
 - (b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;
 - (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
- (d) recommend that the bidder or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted by the National Treasury from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and
- (e) forward the matter for criminal prosecution.
- v) If the CSIR is of the view that a bidder submitted false information regarding a specific goal, it must—
 - (a) inform the bidder accordingly; and
 - (b) give the bidder an opportunity to make representations within 14 days as to why the tender may not be disqualified or, if the tender has already been awarded to the bidder, the contract should not be terminated in whole or in part.

³ In case of unincorporated trust, consortium or joint venture, they must submit their consolidated B-BBEE scorecard with submitting their **individual B-BBEE Certificate or Sworn Affidavit**, and each party must submit a separate TCS PIN and CSD number.
In case of sub-contracting both parties must submit copies of their valid BBEE certificates

- vi) After considering the representations referred to in subregulation (v)(b), the CSIR may, if it concludes that such information is false—
- (a) disqualify the bidder or terminate the contract in whole or in part; and
 - (b) if applicable, claim damages from the bidder.

WITNESSES

1.

2.

.....
SIGNATURE(S) OF BIDDERS(S)

DATE:

ADDRESS.....

Annexure H
Standard Bidding Document (SBD) 4

RFQ No. 3679/22/04/2025

BIDDER'S DISCLOSURE

1. PURPOSE OF THE FORM

Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

Where a person/s are listed in the Register for Tender Defaulters and / or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. Bidder's declaration

- 2.1 Is the bidder, or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest⁴ in the enterprise, employed by the state? YES ☐ / NO ☐

- 2.1.1 If so, furnish particulars of the names, individual identity numbers, and, if applicable, state employee numbers of sole proprietor/ directors / trustees / shareholders / members/ partners or any person having a controlling interest in the enterprise, in table below.

Full Name	Identity Number	Name of State institution

⁴ the power, by one person or a group of persons holding the majority of the equity of an enterprise, alternatively, the person/s having the deciding vote or power to influence or to direct the course and decisions of the enterprise.

2.2 Do you, or any person connected with the bidder, have a relationship with any person who is employed by the procuring institution? YES ☐ /NO ☐

2.2.1 If so, furnish particulars:

.....
.....

2.3 Does the bidder or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise whether or not they are bidding for this contract? YES ☐ /NO ☐

2.3.1 If so, furnish particulars:

.....
.....

3 DECLARATION

I, the undersigned, (name).....in submitting the accompanying bid, do hereby make the following statements that I certify to be true and complete in every respect:

- 3.1 I have read and I understand the contents of this disclosure;
- 3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;
- 3.3 The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium⁵ will not be construed as collusive bidding.
- 3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.
- 3.4 The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.
- 3.5 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.
- 3.6 I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or

⁵ Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

I CERTIFY THAT THE INFORMATION FURNISHED IN PARAGRAPHS 1, 2 and 3 ABOVE IS CORRECT.

I ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME IN TERMS OF PARAGRAPH 6 OF PFMA SCM INSTRUCTION 03 OF 2021/22 ON PREVENTING AND COMBATING ABUSE IN THE SUPPLY CHAIN MANAGEMENT SYSTEM SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature

.....
Date

.....
Position

.....
Name of bidder

Annexure I

DECLARATION BY BIDDER AND BREACH OF LAW FORM

RFP for appointment of a professional Town Planner as lead consultant, with multi-disciplinary professional team, in order to obtain fully compliant development rights for the CSIR Main Campus, located on the Remainder of the Farm Scientia 627-JR, within eighteen (18) Months.

RFP No.3679/22/04/2025

NAME OF ENTITY:

We _____ do hereby certify that:

1. CSIR has supplied and we have received appropriate responses to any/all questions [as applicable] which were submitted by ourselves for RFP Clarification purposes;
2. we have received all information we deemed necessary for the completion of this Request for Proposal [RFP];
3. we have been provided with sufficient access to the existing CSIR facilities/sites and any and all relevant information relevant to the Services as well as CSIR information and Employees, and has had sufficient time in which to conduct and perform a thorough due diligence of CSIR's operations and business requirements and assets used by CSIR. CSIR will therefore not consider or permit any pre- or post-contract verification or any related adjustment to pricing, service levels or any other provisions/conditions based on any incorrect assumptions made by the Respondent in arriving at his Bid Price.
4. at no stage have we received additional information relating to the subject matter of this RFP from CSIR sources, other than information formally received from the designated CSIR contact(s) as nominated in the RFP documents;
5. we are satisfied, insofar as our entity is concerned, that the processes and procedures adopted by CSIR in issuing this RFP and the requirements requested from Bidders in responding to this RFP have been conducted in a fair and transparent manner; and
6. furthermore, we declare that a family, business and/or social relationship **exists / does not exist** [delete as applicable] between an owner / member / director / partner / shareholder of our entity and an employee or board member of the CSIR Group including any person who may be involved in the evaluation and/or adjudication of this Bid.
7. In addition, we declare that an owner / member / director / partner / shareholder of our entity **is / is not** [delete as applicable] an employee or board member of the CSIR.
8. If such a relationship as indicated in paragraph 7 exists, the Respondent is to complete the following section:

FULL NAME OF OWNER/MEMBER/DIRECTOR/
PARTNER/SHAREHOLDER: ADDRESS:

Indicate nature of relationship with CSIR:

[Failure to furnish complete and accurate information in this regard may lead to the disqualification of a response and may preclude a Respondent from doing future business with CSIR]

9. We declare, to the extent that we are aware or become aware of any relationship between ourselves and CSIR [other than any existing and appropriate business relationship with CSIR] which could unfairly advantage our entity in the forthcoming adjudication process, we shall notify CSIR immediately in writing of such circumstances.
10. We accept that any dispute pertaining to this Bid will be resolved through the Ombudsman process and will be subject to the Terms of Reference of the Ombudsman. The Ombudsman process must first be exhausted before judicial review of a decision is sought.
11. We further accept that CSIR reserves the right to reverse an award of business or decision based on the recommendations of the Ombudsman without having to follow a formal court process to have such award or decision set aside.

BREACH OF LAW

12. We further hereby certify that I/we (the bidding entity and/or any of its directors, members or partners) have/have not been [delete as applicable] found guilty during the preceding 5 [five] years of a serious breach of law, including but not limited to a breach of the Competition Act, 89 of 1998, by a court of law, tribunal or other administrative body. The type of breach that the Respondent is required to disclose excludes relatively minor offences or misdemeanours, e.g. traffic offences. This includes the imposition of an administrative fine or penalty.

Where found guilty of such a serious breach, please disclose:

NATURE OF BREACH:

DATE OF BREACH: _____

Furthermore, I/we acknowledge that CSIR reserves the right to exclude any Respondent from the bidding process, should that person or entity have been found guilty of a serious breach of law, tribunal or regulatory obligation.

SIGNED at _____ on this _____ day of _____ 20____

For and on behalf of _____ duly authorised hereto	AS WITNESS:
Name:	Name:
Position:	Position:
Signature:	Signature:
Date	Registration No of Company/CC
Place	Registration Name of Company/CC

Annexure J

Site Plan of CSIR Main Campus

The site plan document is attached to the RFP as a separate document

Annexure K1
Zoning Certificate

The Zoning Certificate document is attached to the RFP as a separate document

**Annexure K2
Zoning Map**

The Zoning Map document is attached to the RFP as a separate document