



Repairs and Maintenance	
Request for quotation	
The Ekurhuleni Housing Company (EHC) hereby invites suitably qualified and experienced service providers to submit RFQ for the provision of painting services at Pharoe Park Complex. The service provider shall provide all labor, high-quality materials, and equipment (including scaffolding) to perform Ref No: EHC/PNT/2026	
4. EVALUATION OF THE QUOTATIONS	Scope of work
RFQ will be evaluated in terms of the below-mentioned criteria: <ul style="list-style-type: none">• Stage One - Phase One: Mandatory Compliance• Phase Two: Compulsory Administrative Compliance• Stage Three - Price and preference points (80/20)	<p>1. BACKGROUND</p> <p>Ekurhuleni Housing Company ("EHC") is a Municipal Entity set up in 2000. It was established to undertake the development and management of rental housing stock for low and moderate-income households in the City of Ekurhuleni.</p> <p>Ekurhuleni Housing Company (EHC) derives its mandate from the City of Ekurhuleni (CoE). This mandate is informed by the national housing imperatives that are outlined through the Rental Housing Act, the Social Housing Act, and the MFMA. EHC provides and manages affordable rental housing for the lower income market as an integral part of efforts to eradicate the housing backlog in the Ekurhuleni Metropolis. The main target market comprises of home seekers whose household incomes meet the criteria for the Consolidated Capital Grant (CCG), which comprise of the Restructuring Capital Grant and the Institutional Housing Subsidy, which are available to beneficiaries whose total household income is between R1850 and R22 000 per month.</p> <p>2. SCOPE OF WORK</p> <p>The service provider shall provide all labor, high-quality materials, and equipment (including scaffolding) to perform:</p> <ul style="list-style-type: none">• Surface Preparation: High-pressure cleaning, scraping, sanding, and filling of cracks/imperfections.• Specialist Coatings: Application of primers, undercoats, and final coats (Acrylic, Enamel, or Roof Coatings).• Damp Treatment: Identification and treatment of rising or penetrating damp before painting.• Common Area Maintenance: Painting of stairwells, boundary walls, and metal railings/palisades. <p>TECHNICAL SPECIFICATIONS</p> <p>To ensure durability and aesthetic consistency, all work must adhere to the following standards:</p> <ul style="list-style-type: none">• Material Standard: Use of SABS-approved, premium-grade paints (e.g., Plascon, Dulux, or equivalent approved by EHC).• Exterior Walls: High-quality, UV-resistant acrylic with a minimum 7-year life expectancy.• Interior Walls: Low-VOC, washable, and scrubbable velvet or matt finish acrylic.

<ul style="list-style-type: none"> confirming the bidder's ability to deliver the project. Completed pricing schedule. Active CIDB status with grading of 1GB or Higher References: Minimum of three (3) written references from previous commercial or residential projects. <p>NB: Service providers who fail to comply with the above requirements will be disqualified and will not proceed to Phase 2 of the evaluation.</p> <p>STAGE ONE - PHASE TWO: ADMINISTRATIVE COMPLIANCE</p> <ul style="list-style-type: none"> Certified Director's ID copy. (Not older than three months from the closing date) CK Up to date municipal account/statement for the company (not in arrears for more than 90 days). In case a bidder is a lessee, a valid original or certified copy of a lease agreement must be supplied Company pricing with letter head Valid BBBEE/affidavit (failure to comply bidder will forfeit points allocations of specific goals (80/20 specific goals points allocations as per threshold) 	<ul style="list-style-type: none"> Wood & Metal: Gloss or non-drip enamel for frames, doors, and gates, including rust-inhibitor primers for metal surfaces. Safety: Contractors must provide a Health & Safety File and ensure all staff use appropriate PPE, especially when working at heights. <table border="1"> <tbody> <tr> <td data-bbox="420 361 933 467">HEALTH & SAFETY: Submission of H&S File, site signage, and full PPE compliance.</td><td data-bbox="933 361 1140 467">Sum</td></tr> <tr> <td data-bbox="420 467 933 595">SCAFFOLDING & ACCESS: Supply, erection, and dismantling of scaffolding for heights.</td><td data-bbox="933 467 1140 595">Week</td></tr> <tr> <td data-bbox="420 595 933 723">SITE ESTABLISHMENT: Storage of materials, debris removal, and site cleaning.</td><td data-bbox="933 595 1140 723">Sum</td></tr> <tr> <td data-bbox="420 723 933 804">Surface Preparation & Damp Treatment</td><td data-bbox="933 723 1140 804"></td></tr> <tr> <td data-bbox="420 804 933 909">High-Pressure Cleaning: Removal of dirt, algae, and loose debris.</td><td data-bbox="933 804 1140 909">m²</td></tr> <tr> <td data-bbox="420 909 933 992">Preparation: Scraping, sanding, and filling cracks/imperfections.</td><td data-bbox="933 909 1140 992">Hour/m</td></tr> <tr> <td data-bbox="420 992 933 1120">Damp Treatment: Identification and chemical treatment of rising/penetrating damp.</td><td data-bbox="933 992 1140 1120">m²</td></tr> <tr> <td data-bbox="420 1120 933 1226">Bonding Liquid: Application of plaster primer/sealer to chalky surfaces.</td><td data-bbox="933 1120 1140 1226">m²</td></tr> <tr> <td data-bbox="420 1226 933 1309">Exterior & Common Area Coatings</td><td data-bbox="933 1226 1140 1309"></td></tr> <tr> <td data-bbox="420 1309 933 1414">Boundary Walls: Preparation and painting of external perimeter walls.</td><td data-bbox="933 1309 1140 1414">m²</td></tr> <tr> <td data-bbox="420 1414 933 1543">Roof Coatings: Specialized application of UV-reflective roof paint.</td><td data-bbox="933 1414 1140 1543">m²</td></tr> <tr> <td data-bbox="420 1543 933 1648">Stairwells: Heavy-traffic preparation and painting of common stairwells.</td><td data-bbox="933 1543 1140 1648">m²</td></tr> <tr> <td data-bbox="420 1648 933 1731">Interior, Wood & Metalwork</td><td data-bbox="933 1648 1140 1731"></td></tr> <tr> <td data-bbox="420 1731 933 1814">Interior Walls: 2 coats Low-VOC washable velvet/matt acrylic.</td><td data-bbox="933 1731 1140 1814">m²</td></tr> <tr> <td data-bbox="420 1814 933 1920">Metal Railings/Palisades: Rust-inhibitor primer + Gloss/Non-drip enamel.</td><td data-bbox="933 1814 1140 1920">m</td></tr> </tbody> </table>	HEALTH & SAFETY: Submission of H&S File, site signage, and full PPE compliance.	Sum	SCAFFOLDING & ACCESS: Supply, erection, and dismantling of scaffolding for heights.	Week	SITE ESTABLISHMENT: Storage of materials, debris removal, and site cleaning.	Sum	Surface Preparation & Damp Treatment		High-Pressure Cleaning: Removal of dirt, algae, and loose debris.	m ²	Preparation: Scraping, sanding, and filling cracks/imperfections.	Hour/m	Damp Treatment: Identification and chemical treatment of rising/penetrating damp.	m ²	Bonding Liquid: Application of plaster primer/sealer to chalky surfaces.	m ²	Exterior & Common Area Coatings		Boundary Walls: Preparation and painting of external perimeter walls.	m ²	Roof Coatings: Specialized application of UV-reflective roof paint.	m ²	Stairwells: Heavy-traffic preparation and painting of common stairwells.	m ²	Interior, Wood & Metalwork		Interior Walls: 2 coats Low-VOC washable velvet/matt acrylic.	m ²	Metal Railings/Palisades: Rust-inhibitor primer + Gloss/Non-drip enamel.	m
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- Bank letter not older than three months
- Respond to RFQ (RFQ document)
- Signed MBD Forms
- Valid Tax Pin

STAGE THREE: PRICE AND PREFERENCE POINTS EVALUATION IN TERMS OF PPPFA REGULATIONS 2022 (AS AMENDED):

Evaluation In Terms of PPPFA Regulations 2022 (As Amended):

This bid will be evaluated and adjudicated according to the 80/20 preference point system, in terms of which a maximum of 80 points will be awarded for prize and 20 points will be awarded for specific goals CSD report.

80/20 Preference Point Com		Points
PRICE	80	
SPECIFIC GOALS	20	
Bidder HDI (5pts)	5	
Woman (3 pts)	3	
Disability (2pts)	2	
Youth (2pts)	2	
Within Ekurhuleni (8pts)	8	
Total	20	

Timber Doors/Frames: Sanding, priming, and 2 coats of enamel/varnish.	No
Ceilings: Preparation and painting with specialized ceiling acrylic.	m ²

3. PRICING SCHEDULE

DESCRIPTION	UNIT OF MEASURE	UNIT PRICE	TOTAL AMOUNT (excl. vat)
HEALTH & SAFETY: Submission of H&S File, site signage, and full PPE compliance.	Sum		
SCAFFOLDING & ACCESS: Supply, erection, and dismantling of scaffolding for heights.	Week		
SITE ESTABLISHMENT: Storage of materials, debris removal, and site cleaning	Sum		
Surface Preparation & Damp Treatment			
High-Pressure Cleaning: Removal of dirt, algae, and loose debris	m ²		
Preparation: Scraping, sanding, and filling cracks/imperfections.	Hour/m		
Damp Treatment: Identification and chemical treatment of rising/penetrating damp	m ²		
Bonding Liquid: Application of plaster primer/sealer to chalky surfaces	m ²		
Exterior & Common Area Coatings			
Boundary Walls: Preparation and painting of external perimeter walls.	m ²		
Roof Coatings: Specialized application of UV-reflective roof paint.	m ²		
Stairwells: Heavy-traffic preparation and painting of common stairwells.	m ²		
Interior, Wood & Metalwork			
Interior Walls: 2 coats Low-VOC washable velvet/matt acrylic.	m ²		

<p>Closing Date Date: 24 February 2026 Delivery Address: Cnr Victoria Street and Linton Street Chris Hani Village Germiston 1400 (next to Fire Station) Time: 11h00 am Submission must hand be delivered to EHC head office: Cnr Victoria Street and Linton Street Chris Hani Village Germiston 1400 (next to Fire Station) in a sealed envelope stating the description and RFQ NO: EHC/PNT/2026 and IN A RED TENDER BOX BY THE RECEPTION. PLEASE SIGN SUBMISSION REGISTER FAILURE TO SIGN WILL RESULT TO DISQUALIFICATION NB: please use the red box by EHC reception The entity reserves its following rights: <ul style="list-style-type: none"> • To award the bid in part or in full, • Not to make any award in this bid or accept any bids submitted, • Request further technical information from any bidder after the closing date, • Verify information and documentation of the bidder(s), • Not to accept any of the bids submitted, • To withdraw or amend any of the </p>	<p>Metal Railings/Palisades: Rust-inhibitor primer + Gloss/Non-drip enamel.</p> <p>Timber Doors/Frames: Sanding, priming, and 2 coats of enamel/varnish.</p> <p>Ceilings: Preparation and painting with specialized ceiling acrylic.</p> <p>Sub</p> <p>Vat</p> <p>GRAND TOTAL (incl of vat)</p>	<p>m</p> <p>No</p> <p>m 2</p>		

<p>bid conditions by notice in writing to all bidders before closing of the bid and post-award, and</p> <ul style="list-style-type: none"> • If an incorrect award has been made to remedy the matter in any lawful manner it may deem fit. • Termination the employer may give notice of intention to terminate this agreement where the contractor has failed to: <ul style="list-style-type: none"> ○ proceed with the work, ○ comply timeously with a contract instruction, ○ Remedy a specified default within such period the employer may forthwith give notice to the contractor of termination of this agreement <p>Quotations are subject to the Standard Conditions of Tender and the Supply Chain Management Policy of EHC</p> <p>The entity reserves the right to negotiate with the shortlisted bidder prior to the award and with the successful bidder post award. The terms and</p>	
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conditions for negotiations will be communicated to the shortlisted bidder prior to the invitation to negotiations. This phase is meant to ensure value for money is achieved through the measure of quality that will assess the monetary cost of the items or services against the quality and or benefits of that item or services.

The entity reserves the right to conduct due diligence during the evaluation phases, before the final award, or at any time during the contract period and this may include pre-announced/ non-announced site visits. During the due diligence process, the information submitted by the bidder will be verified and any misrepresentation thereof may disqualify the bid in whole or in part.

Quotation & Submission Requirements

- Bidders should carefully examine the entire TOR; Bidders should become fully aware of the nature of the work and conditions likely to be encountered in performing the work.

- Quotations are to be prepared in such a way as to provide a straightforward, concise delineation of the bidders' capabilities to satisfy the requirements of this RFQ.

- Emphasis should be placed on: (i) conformance to the RFQ instructions; (ii)

responsiveness to the RFQ requirements; and (iii) completeness and clarity of content.	
<p>Submissions must hand delivered to EHC head office at (Victoria Street and Linton Street Chris Hani Village Germiston 1400 (next to Fire Station) in a sealed envelope stating RFQ NO and Description: EHC/PNT/2026 and IN A RED TENDER BOX BY THE RECEPTION. PLEASE SIGN SUBMISSION REGISTER.</p> <p>Contact Person</p> <p>Technical (Specification queries)</p> <p>Xolile Mbatha</p> <p>xolilem@ehco.org.za</p> <p>Supply Chain Management (only queries related to SCM)</p> <p>Dolly Phatlane/Patricia Mngomezulu Thozama Dalindyebu,</p> <p>dolypy@ehco.org.za/patriciam@ehco.org.za /thozamad@ehco.org.za</p>	