



Transnet Property

Contract number: TP/2024/03/0002/60497/RFP

Description of Services: For the appointment of an Asbestos Inspection Authority (AIA) service provider to develop a feasibility study report for the assessment of Transnet Property for the remediation and rehabilitation of asbestos containing materials within Transnet Property for an estimated period of three (3) months.

## Tender Specification

### 1. Transnet Property's objectives

The purpose of this submission is to outline the effective management of asbestos exposure across Transnet Property portfolio footprint. This will prevent and minimize the potential risk of development of occupational illnesses for its employees, contractors, and the communities within which it operates.

This approach also enhances the natural environment's capacity to meet the resource needs of future generations due to the fact that material containing asbestos buildings and structures would be remediated and rehabilitated thereby minimizing the risk in historically polluted ecosystems, thus granted an opportunity to regenerate and start providing vital ecosystem services.

The Competent Service Provider, accredited and registered with South African National Accreditation System (SANAS) and Department of Employment and Labour as an Approved Inspection Authority (AIA) for Occupational Health and Hygiene respectively will be appointed. The Occupational Hygienist must have a valid SANAS certificate of accreditation and valid certificate of registration with the Department of Employment and Labour as an AIA.

The appointment of the Service Provider will be done following procurement processes and the form of contract will be NEC3. The implementation of the project will be undertaken in parallel by service provider located in all different Regions on all sites and buildings, within the specified period of the project.

The compilation of asbestos inventory and risk assessment and quantifying volumes of asbestos will be undertaken geographically, according to Transnet Property regions that will be detailed during the tender briefing.

### 2. Background

Asbestos is an indigenous fibrous mineral that has been mined in a number of sites in Southern Africa and, because of its excellent resistance to heat, has been used to manufacture various products since the 1900's. The main asbestos mining areas in South Africa were concentrated in the Northern Cape from Prieska northwards to Botswana. Lesser mining activities also took place near Polokwane (Penge) and at Pigg's Peak in Swaziland. The mined asbestos was then transported through the rail network to the ports of Durban, Port Elizabeth and Cape Town for export.

Over time, the handling of Asbestos Ores and processed Asbestos Containing Products for export markets through Transnet Freight Rail's (Freight Rail) railway transportation networks, resulted in the historical material containing asbestos products within Transnet's operational footprint around the country. At the time when material containing asbestos products was used, there was limited knowledge regarding the dangers and health implications of handling of asbestos. Literature has described a link between occupational exposure to various types of asbestos and lung cancer, asbestosis and associated diseases. Hence, asbestos has been designated as a known human carcinogen.

In response to Asbestos Regulations promulgated in terms of both the Environment Conservation Act, 73 of 1989 and the Occupational Health and Safety Act, 85 of 1993, Transnet initiated the phasing out of the use of asbestos and asbestos containing products and instituted a moratorium on the transportation thereof. To date, initiatives to rehabilitate material containing asbestos products have been reactive in nature, focusing on the cleaning of asbestos only when sighted. The cleaning activities are therefore not sustainable as asbestos continues to resurface.

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Since early 2000, Transnet has been investigating material containing asbestos across its footprint, developing plans to address the risk exposure. It is against this background that Transnet Property seeks to appoint a qualified service provider to carry out asbestos assessment on the Transnet Property Portfolio as detailed on the Asset Register. The requirement is that a competent service provider should identify products and material containing asbestos components (generate an asbestos inventory), quantify volumes, and conduct asbestos risk assessment in Transnet Property buildings/facilities throughout the country. Specifics regarding the asbestos types should be provided to inform appropriate risk mitigation measures recommended.

Lastly, determine the financial liability in accordance with recommended remediation strategies. So, a project schedule and financial implication to deliver the scoped activities in all Transnet Properties / facilities will be required.

### 3. Business requirement (Scope of Work):

The project scope comprises of the provision of a Feasibility (FEL 3) report for the remediation and rehabilitation of the identified sites.

Transnet Property recognizes that asbestos is present in its operational areas, in various forms, condition and types, and that an effective and cohesive asbestos clean-up and management strategy is required to manage the risks to its employees, contractors and the public in general.

#### 3.1. Deliverables:

The key deliverables of this project will contain the following:

- 3.1.1. The Service Provider will ensure that applicable Acts and all applicable regulations are adhered to. It is important that the execution of this phase by the Service Provider should ensure that **EACH** identified land or structure, per site, per region are **assessed individually** and the final report should deal and include the following amongst other requirements per region, per site, per land or structure:
  - 3.1.1.1. An asbestos inventory for all Transnet Properties which specifies if asbestos is found and the components containing asbestos or not;
  - 3.1.1.2. Quantification of asbestos containing components in volumes and the types of asbestos and further conduct the laboratory analysis on type of asbestos **found**;
  - 3.1.1.3. Asbestos risk assessments in the context of people safety and categorized into high, medium and low;
  - 3.1.1.4. SHE and other risks associated with proposed treatment options to be clearly stated and analysed;
  - 3.1.1.5. Asbestos risk mitigation strategies/plans in line with findings, exposure levels and the quantification of the financial liability and plan to meet compliance;
  - 3.1.1.6. Draft a detailed and comprehensive Scope of Work (i.e. Works Plan) for the execution phase for remedial work of the asbestos;
  - 3.1.1.7. Cost of technology proposed – including initial capital cost of establishing any treatment facilities, combined with the ongoing operating costs if any;

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3.1.1.8. Quantify the cost for the entire scope of execution for the treatment and or removal of each identified exposure source in buildings at 95% confidence interval;

3.1.1.9. Outlining technical and engineering methodologies that will be relevant and best in terms of safety, health and environmental requirements for the remediation of the identified asbestos within Transnet's asset (land or any structure) per site that will be assigned.

### **3.2. The Service Provider will be required to:**

3.2.1. Assess and quantify material containing asbestos as well as develop remediation plans for the area to be assigned per Region.

3.2.2. Conduct assessment utilising asset register to determine asbestos classification (e.g., white asbestos, brown asbestos, blue asbestos, etc.) and quantify asbestos amounts,

3.2.3. After assessment, quantification and classification of material containing asbestos, the services provider should define the type of asbestos work (i.e., Type 1, 2 or 3) to be undertaken during the remedial work,

3.2.4. Indicate all areas where buildings and structures are containing asbestos material, this asset must be recorded and linked to the asset register with co-ordinates.

3.2.5. Produce maps indicating the distribution of material containing asbestos within Transnet Property asset at each site per building or per structure.

3.2.6. Develop feasible and cost-effective asbestos remediation options and plans for each identified asset including disposal site,

3.2.7. Re-prioritise where applicable buildings, structure or land containing asbestos material/product for the implementation of remediation measures based on the volumes/amounts of asbestos estimated for the buildings per site and the risks in terms of occupational and public health exposure, legal as well as the wider environmental implications,

3.2.8. Based on the estimated asbestos volumes / amounts and recommend remediation options and plans as well as current prices for disposal of asbestos waste at registered hazardous landfill sites, estimate the total financial liability for Transnet Property portfolio for material containing asbestos within buildings, structures and land.

3.2.9. The Service Provider responsibilities and services should assess the nature and extent of products and material containing asbestos as well as develop remediation plans for Transnet Property portfolio containing asbestos material in line with the applicable environmental legislations and regulations.

3.2.10. The successful Services provider is envisaged to demonstrate that they will have adequate capacity to conduct the assessment in the assigned Regions

3.2.11. The successful Service Provider will be expected to provide bi-weekly reports for the assessment while ensuring that the final product is achieved as soon as possible.

3.2.12. Provide a detailed prized BoQ in line with the recommendations and remedial actions.

### **3.3. The Service Provider will be required to compile a comprehensive report for assigned region:**

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- 3.3.1. Detailing Inventory of buildings structures or land containing asbestos material,
  - 3.3.2. Conduct asbestos risk assessment based assigned location of building, structures and land containing asbestos material,
  - 3.3.3. Detail the findings, remediation, rehabilitation and mitigation plans,
  - 3.3.4. Detail the budget/Cost estimate for the remediation, rehabilitation and mitigation plans,
  - 3.3.5. Detail the conclusion and recommendations based on classification and type of asbestos work.

### **3.4. Requirements**

- 3.4.1. The consultant shall conform to current Professional Engineering Practices, Standards and Specifications of Transnet property and the work shall be completed to the satisfaction of the Project Manager.
- 3.4.2. The Service Provider's project management for the project shall have experience in the assessment of asbestos, or any other form of asbestos in buildings and the ground, shall demonstrate proven track record.
- 3.4.3. The Service Provider's and his/her sub, if any, shall have suitably qualified Supervisors in charge of this project. The names and qualifications of the Supervisors together with full details of their experience in this field of work shall be furnished.
- 3.4.4. The Service Provider shall not change the project team as detailed in the organogram submitted by the Service Provider and approved by the Project Manager without the prior written approval of the Project Manager, which approval shall not unreasonably be withheld.
- 3.4.5. The Service Provider shall note that any member of Transnet property / staff associated with this project is responsible for inspection only and shall not render any assistance, except on the instruction of the Project Manager.
- 3.4.6. The service provider must be accredited and registered with SANAS and Department of Employment and Labour as an AIA for Occupational Health and Hygiene respectively.
- 3.4.7. The service provider must have a valid certificate of accreditation with SANAS and must have a valid registration certificate with the Department of Employment and Labour as an AIA for Occupational Health and Hygiene. Part of the scope of accreditation and registration must be asbestos regulations.

### **3.5. Performance Requirements**

- 3.5.1. Project team members should be registered with Southern African Institute for Occupational Hygiene. The Team Leader must be registered as Occupational Hygienist, the other members as Occupational Hygiene Technologists and/or Occupational Hygiene Assistants. Qualifications and knowledge of project team members in the field of Environmental Health, Occupational Hygiene, Occupational Health, Safety management, Environmental sciences, Environmental Chemistry, Analytical Chemistry and / or Environmental Management; Must have a legal knowledge certificate.
- 3.5.2. Proven adequate overall experience, knowledge and competency in occupational hygiene especially asbestos assessment and monitoring, asbestos identification, compiling asbestos

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inventory, asbestos risk assessment and asbestos management plan, pollution assessment, sampling, analysis, report writing and remediation of buildings material containing asbestos;

- 3.5.3. Capacity to conduct assessment for buildings / structure / land sites containing asbestos (i.e., building structures, e.g., roofs, piping, walls, etc.) assessment and to develop realistic asbestos remediation options and plans;
- 3.5.4. Ample knowledge of South African Asbestos Regulations and other applicable legislative requirements.

### **3.6. Other Requirements**

- 3.6.1. The Service Provider shall always respect client privilege and confidentiality as vested in Transnet property and shall neither by word nor action jeopardize Transnet property's interests in the execution of the project;
- 3.6.2. Transnet Property will not in any way impinge upon nor constrain the professional independence of the appointed Service Provider;
- 3.6.3. Successful Service Provider shall be obliged to comply to all Transnet Property Safety, Health and Environmental (SHE) Requirements and specific site rules.
- 3.6.4. All works shall be carried out in adherence to applicable Environmental, Occupational health and Safety Act 1993 and other relevant legislations and standards;
- 3.6.5. The Suitable Service Provider shall adhere to all security measures as enforced by Transnet Property as amended from time to time;
- 3.6.6. The successful Service Provider shall be required to attend a mandatory SHE induction facilitated by Transnet Property SHE department at various building sites before conducting any work within Transnet Property premises;
- 3.6.7. Successful Service Provider will be responsible to supply and wear appropriate Personal Protective Equipment (PPE) before entering Transnet Property premises and equipment required to do the required works; and
- 3.6.8. The successful Service Provider will be required to submit a Safety File in line with Transnet SHE Specification (Contract Management).

### **3.7. Environmental Constrains and Management**

All form of works is to be conducted in accordance with the principles of the National Environmental Management Act, 1998 (Act no 107 of 1998) but not limited to other applicable regulations as well as the accepted environmental good practice and conventions. Transnet standards and SOPs are also to be adhered to.

The tenderer should ensure that the below documents are submitted upon tender submission:

- A signed Environmental Policy;
- A project specific Environmental Management Plan;
- A signed declaration of understanding for Transnet Rules.

### **3.8. Evaluation Criteria**

Qualified prospective service providers shall submit:

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- 3.8.1. 100% completed detailed cost breakdown as per Pricing Schedule on the tender.
  - 3.8.2. Project Schedule in the form of Gantt Chart (Primavera) indicating how the project activities will be carried throughout the project timeframe (e.g., 6 Months).
  - 3.8.3. Curriculum Vitae (CVs) of the Project Team members including the certified copies of the relevant qualifications (not older than 6 months at the time of submission) Project team members should be registered with Southern African Institute for Occupational Hygiene. The Team Leader must be registered as Occupational Hygienist - Approved Inspection Authority (AIA), the other members as Occupational Hygiene Technologists and/or Occupational Hygiene Assistants and/or Environmental Scientist accreditation. Qualifications and knowledge of project team members in the field of Environmental Health, Occupational Hygiene, Occupational Health, Safety management, Environmental sciences, Environmental Chemistry, Analytical Chemistry and / or Environmental Management; Must have a legal knowledge certificate as well as relevant experience for each project team member.
  - 3.8.4. Safety, Health and Environmental (SHE) Management Plan demonstrating compliance to all applicable legislative requirements.
  - 3.8.5. Previous experience with contact numbers of their current and/or previous clients to whom the similar services have been rendered. Transnet Property shall have the right to contact referenced clients to verify the nature and quality of the service provided.
  - 3.8.6. Method Statement describing the methodology to be used to deliver the Scope of Work of this Project.

Note: Tenderers will be required to achieve a minimum of 70% on technical competence to be considered for further evaluation. The competence evaluation criteria as outlined below will be used for technical evaluation of the bids:

### **3.9. Implementation Requirements**

Once appointment has been confirmed, the successful Tenderer will be expected to commence with the works within a period of **two (2) to three (3) days**.

4. The proposed project will run for a period of six (6) months starting from the date upon which the appointment letter is received and signed by the successful Tenderer.

### **5. Employer's Drawings**

To be provided

6. Drawings Requirements

N/A

### **7. As-built Drawings**

N/A

### **8. Technical requirements**

N/A

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## **9. Ownership of Data, Designs and Documents**

N/A

## **10. Facilities and equipment to be provided by the *Employer***

Provided by the *Employer*. The *Consultant* may, however, decide with the relevant Transnet personnel to make use of ablution facilities that might be on or near site.

## **11. Invoices**

All invoices submitted by the Consultant shall be VAT invoices, which invoices shall be accompanied by a daily activity sheet covering the services together with, where relevant, a brief explanation as to what the time covered, the task order number and a full breakdown of expenses to which receipts relate.

Invoices are to be delivered/or posted to:

Transnet Property  
5th Floor, Carlton Centre  
150 Commissioner Street  
Johannesburg  
2001