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**SCMU5-25/26-0049**  
**APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF**  
**ADEQUATE OFFICE ACCOMMODATION WITHIN THE**  
**PROVINCE: COMMUNITY SAFETY: GQEBERHA**

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**NAME OF BIDDER:**

**CLOSING DATE / TIME:**

**22 July 2025 / 11:00**

**NON-COMPULSORY BRIEFING SESSION DATE / TIME:**

**N/A**

**USEABLE AREA REQUIRED:**

**807,40m<sup>2</sup>**

**NUMBER OF OPEN PARKING BAYS:**

**10**

**NUMBER OF COVERED PARKING BAYS:**

**08**

**NUMBER OF PARKING BAYS FOR PERSONS LIVING WITH DISABILITIES  
(COVERED):**

**02**

**ENQUIRIES:**

**SUPPLY CHAIN MANAGEMENT**

EASTERN CAPE DEPARTMENT OF PUBLIC WORKS AND INFRASTRUCTURE  
QHASANA BUILDING  
PRIVATE BAG X 0022  
BHISHO

**SCM RELATED ENQUIRIES**

Email Address: [supply.chain@ecdpw.gov.za](mailto:supply.chain@ecdpw.gov.za)

Tel No.: 040 602 4000

**(Please note it is recommended to use email for any enquiries)**

**TECHNICAL ENQUIRES**

T. Diketane / Z. Gagamele

Tel No.: 0406024401

Email Address: [Ziyanda.Gagamele@ecdpw.gov.za](mailto:Ziyanda.Gagamele@ecdpw.gov.za)

[Tebogo.Diketane@ecdpw.gov.za](mailto:Tebogo.Diketane@ecdpw.gov.za)

**(Please note it is recommended to use email for any enquiries)**

**Fraud, Complaints & Tender Abuse Hotline**

**0800 701 701 (toll free number)**

## PART A INVITATION TO BID

|                                                                                                                                                                                                                     |                                                                                                                                 |               |                                                                   |                                                                                                                                                                    |                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS &amp; INFRASTRUCTURE</b>                                                                                                        |                                                                                                                                 |               |                                                                   |                                                                                                                                                                    |                                                                                                      |
| BID NUMBER:                                                                                                                                                                                                         | SCMU5-25/26-0049                                                                                                                | CLOSING DATE: | 22 July 2025                                                      | CLOSING TIME:                                                                                                                                                      | 11H00                                                                                                |
| DESCRIPTION                                                                                                                                                                                                         | APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF ADEQUATE OFFICE ACCOMMODATION WITHIN THE PROVINCE: COMMUNITY SAFETY: GQEERHA. |               |                                                                   |                                                                                                                                                                    |                                                                                                      |
| <b>BID RESPONSE DOCUMENTS MAY BE DEPOSITED IN THE BID BOX SITUATED AT (STREET ADDRESS)</b>                                                                                                                          |                                                                                                                                 |               |                                                                   |                                                                                                                                                                    |                                                                                                      |
| TENDER BOX, GROUND FLOOR,                                                                                                                                                                                           |                                                                                                                                 |               |                                                                   |                                                                                                                                                                    |                                                                                                      |
| QHASANA BUILDING,                                                                                                                                                                                                   |                                                                                                                                 |               |                                                                   |                                                                                                                                                                    |                                                                                                      |
| INDEPENDENCE AVENUE, BHISHO                                                                                                                                                                                         |                                                                                                                                 |               |                                                                   |                                                                                                                                                                    |                                                                                                      |
| 5605                                                                                                                                                                                                                |                                                                                                                                 |               |                                                                   |                                                                                                                                                                    |                                                                                                      |
| <b>BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO</b>                                                                                                                                                               |                                                                                                                                 |               | <b>TECHNICAL ENQUIRIES MAY BE DIRECTED TO:</b>                    |                                                                                                                                                                    |                                                                                                      |
| CONTACT PERSON                                                                                                                                                                                                      | SCM                                                                                                                             |               | CONTACT PERSON                                                    | Z Gagamele / T Diketane                                                                                                                                            |                                                                                                      |
| TELEPHONE NUMBER                                                                                                                                                                                                    |                                                                                                                                 |               | TELEPHONE NUMBER                                                  | 040 602 4401                                                                                                                                                       |                                                                                                      |
| FACSIMILE NUMBER                                                                                                                                                                                                    |                                                                                                                                 |               | FACSIMILE NUMBER                                                  |                                                                                                                                                                    |                                                                                                      |
| E-MAIL ADDRESS                                                                                                                                                                                                      | <a href="mailto:supply.chain@ecdpw.gov.za">supply.chain@ecdpw.gov.za</a>                                                        |               | E-MAIL ADDRESS                                                    | <a href="mailto:Ziyanda.Gagamele@ecdpw.gov.za">Ziyanda.Gagamele@ecdpw.gov.za</a><br><a href="mailto:Tebogo.Diketane@ecdpw.gov.za">Tebogo.Diketane@ecdpw.gov.za</a> |                                                                                                      |
| <b>SUPPLIER INFORMATION</b>                                                                                                                                                                                         |                                                                                                                                 |               |                                                                   |                                                                                                                                                                    |                                                                                                      |
| 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                                                                                                 |
| ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES OFFERED?                                                                                                                              | <input type="checkbox"/> Yes <input type="checkbox"/> No<br>[IF YES ENCLOSE PROOF]                                              |               | ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES OFFERED? |                                                                                                                                                                    | <input type="checkbox"/> Yes <input type="checkbox"/> No<br>[IF YES, ANSWER THE QUESTIONNAIRE BELOW] |
| <b>QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS</b>                                                                                                                                                                   |                                                                                                                                 |               |                                                                   |                                                                                                                                                                    |                                                                                                      |
| 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?                                                                                                                                                               |                                                                                                                                 |               |                                                                   |                                                                                                                                                                    | <input type="checkbox"/> YES <input type="checkbox"/> NO                                             |
| IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION?                                                                                                                                                           |                                                                                                                                 |               |                                                                   |                                                                                                                                                                    | <input type="checkbox"/> YES <input type="checkbox"/> 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, 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](http://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.**

For ease of reference, Bidders shall enter their Price in the space provided below:

| SERVICE/GOODS<br>REQUIRED                                                                                                                                | GRAND TOTAL<br>(amount in figures)       | GRAND TOTAL<br>(amount in words)                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------------------|
| <b>CALCULATION OF THREE (3) YEAR LEASE COST</b>                                                                                                          |                                          |                                                                 |
| APPOINTMENT OF<br>SERVICE PROVIDER<br>FOR THE SUPPLY OF<br>ADEQUATE OFFICE<br>ACCOMMODATION<br>WITHIN THE<br>PROVINCE:<br>COMMUNITY SAFETY:<br>GQEBERHA. | R.....<br>(Carried over from<br>page 26) | .....<br>.....<br>.....<br>.....<br>(Carried over from page 26) |
| <b>CALCULATION OF FIVE (5) YEAR LEASE COST</b>                                                                                                           |                                          |                                                                 |
| APPOINTMENT OF<br>SERVICE PROVIDER<br>FOR THE SUPPLY OF<br>ADEQUATE OFFICE<br>ACCOMMODATION<br>WITHIN THE<br>PROVINCE:<br>COMMUNITY SAFETY:<br>GQEBERHA. | R.....<br>(Carried over from<br>page 28) | .....<br>.....<br>.....<br>.....<br>(Carried over from page 28) |

(1) If the Bid Sum (amount in words) differ from the Bid Sum (amount in figures), the Bid Sum ( amount in words ) will govern

SIGNATURE OF THE BIDDER: .....

CAPACITY UNDER WHICH THIS BID IS SIGNED: .....  
(Proof of authority must be submitted e.g. company resolution)

DATE: .....

**BID NOTICE**  
**SCMU5-25/26-0049**

**APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF ADEQUATE OFFICE  
ACCOMMODATION WITHIN THE PROVINCE: COMMUNITY SAFETY: GQEBERHA.**

Tender documents are downloadable for free of charge from National Treasury's eTender Portal: (<https://www.etenders.gov.za/>) or from the Department of Public Works and Infrastructure and Infrastructure website ([www.ecdpw.gov.za/tenders](http://www.ecdpw.gov.za/tenders)) from **20 June 2025**.

Completed bid documents in a sealed envelope endorsed with the relevant bid number, bid description and the closing date, must be deposited in the bid box not later than **11h00** on the **22 July 2025**.

Physical Address of Bid Box: Department of Public Works and Infrastructure, Qhasana Building, Ground floor, Bhisho, 5605.

Bidders must ensure that bids submitted via courier services are deposited by the courier service in the Departmental bid box prior to the closing date and that it is not delivered to Departmental officials. The Department will not accept responsibility if bids received by officials are not timely deposited in the Bid Box.

**A. BID EVALUATION**

**This bid will be evaluated in two (2) phases as follows:**

Phase One: Compliance, responsiveness to the bid rules and conditions, thereafter

Phase Two: Bidders passing all phases above will thereafter be evaluated on PPPFA & PPR 2022

**PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT (PPPFA) POINTS WILL BE APPLIED  
AS FOLLOWS:**

|                         |   |                   |
|-------------------------|---|-------------------|
| Maximum points on price | - | <b>80 points</b>  |
| Specific goals          | - | <b>20 points</b>  |
| Maximum points          | - | <b>100 points</b> |

**1. BIDDERS SHALL TAKE NOTE OF THE FOLLOWING BID CONDITIONS:**

1. The Department intends to award this to the highest point scorer, unless circumstances justify otherwise
2. **The SBD4 must be duly completed and signed. 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, such interest must be disclosed on question 2.3.1.**
3. **Bidders must ensure 2.3 of SBD4 (Declaration of interest) is completed correctly**
4. The successful bidder will be subjected to a security screening or vetting.
5. The total useable area required by the department is **807,40m<sup>2</sup>**. **Useable space in excess of the requirement will not be paid by the Department.**
6. The Department requires secured ONSITE parking bays – **20 parking bays – (8 covered, 10 uncovered and 2 for people with disabilities)**
7. **The approved bidder must have a dedicated resource to act as a liaison between the lessee, lessor and user department for the duration of the lease agreement.**
8. **The successful bidder will be responsible for Facilities Management Services and Soft Services at their own cost and such costs must be factored into the rental price on the price schedule (SBD3.1).**
9. **The department reserves the right to cancel or reduce the scope of works at its discretion in order to meet the budget limitations.**
10. **The bid will be valid for a period of 120 days after the closing date.**

**2. SPECIAL CONDITIONS: BIDDERS MUST COMPLETE ALL OFFERS FOR THREE (3), YEARS AND FIVE (5) IN FULL. NON-COMPLIANCE HEREOF WILL RESULT IN ELIMINATION OF THE BID.**

**B. TENDER SUBMISSIONS:**

Bids must be submitted in sealed envelopes clearly marked “SCMU5-25/26-0049-: APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF ADEQUATE OFFICE ACCOMMODATION WITHIN THE PROVINCE: COMMUNITY SAFETY: GQEBERHA.

**C. ENQUIRIES WITH REGARD TO THIS ADVERT MAY BE DIRECTED TO:**

**SCM SPECIFIC ENQUIRIES:**

Email Address: [supply.chain@ecdpc.gov.za](mailto:supply.chain@ecdpc.gov.za)

(Please note it is recommended to use email for any enquiries)

**TECHNICAL ENQUIRES**

T. Diketane / Z. Gagamele

Tel No.: 0406024401

Email Address: [Tebogo.Diketane@ecdpc.gov.za](mailto:Tebogo.Diketane@ecdpc.gov.za) / [Ziyanda.Gagamele@ecdpc.gov.za](mailto:Ziyanda.Gagamele@ecdpc.gov.za)

(Please note it is recommended to use email for any enquiries)

**Fraud, Complaints & Tender Abuse Hotline**

**0800 701 701 (toll free number)**

## SPECIAL CONDITIONS OF BID

### 1. INTERPRETATION

The word "Bidder" in these conditions shall mean and include any firm of Contractors or any company or body incorporated or unincorporated.

The word "Department" in these conditions shall mean the EASTERN CAPE DEPARTMENT OF PUBLIC WORKS AND INFRASTRUCTURE.

### 2. EXTENT OF BID

This contract is for the **APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF ADEQUATE OFFICE ACCOMMODATION WITHIN THE PROVINCE: COMMUNITY SAFETY: GQEBERHA.**

### 3. CONTRACT TO BE BINDING

The formal acceptance of this Bid by the Department will constitute a contract binding on both parties, and the Department may require sureties to its satisfaction from the contractor, for the due fulfilment of this contract.

### 4. MODE OF BID

All Bids shall be completed and signed: All forms, annexures, addendums and specifications shall be signed and returned with the Bid document as a whole. ***The lowest or any bid will not necessarily be accepted.***

The Department wishes to deal on a prime contractual basis with the successful Bidder being responsible and accountable for all aspects of the entire solution or service offered.

### 5. QUALITY

Should the specifications and / or descriptions not address any aspects of quality as specified, this should be clarified with the Department prior to the submission of a Bid.

### 6. INSURANCE CLAIMS, ETC.

The Department shall not be liable in any manner in respect of any claims, damages, accidents and injuries to persons, property or rights or any other courses of civil or criminal action that may arise from the carrying out of this contract.

The contractor shall insure his / her / their personnel and any plant, machinery or other mechanical or electronic equipment involved in the fulfilment of this contract and shall indemnify The Department against all risks or claims which may arise.

### 7. PERIOD OF VALIDITY FOR BIDS AND WITHDRAWAL OF BID AFTER CLOSING DATE

All Bids must remain valid for a period of **120 days** from the closing date as stipulated in the bid document.

### 8. PENALTY PROVISION AND WITHDRAWAL

#### 8.1 Should the successful Bidder:

- [a] Withdraw the Bid during the afore-mentioned period of validity; or
- [b] Advise the Department of his / her / their inability to fulfil the contract; or
- [c] Fail or refuse to fulfil the contract; or
- [d] Fail or refuse to sign the agreement or provide any surety if required to do so;

Then, the Bidder will be held responsible for and is obligated to pay to the Department:

- [a] All expenses incurred by the Department to advertise for or invite and deliberate upon new Bids, should this be necessary.
- [b] The difference between the original accepted Bid price (inclusive of escalation) and:

- [i] A less favourable (for the Department) Bid price (inclusive of escalation) accepted as an alternative by the Department from the Bids originally submitted; or
- [ii] A new Bid price (inclusive of escalation).

**8.2** Should the successful Bidder fail to deliver, provisions of the General Conditions of Contract will apply.

**8.3** Disputes between the Department and a bidder (if any) will be dealt with in the form of litigation.

**9. BRAND NAMES**

Wherever a brand name is specified in this bid/quotation document (i.e. in the specifications, pricing schedule or bill of quantities or anywhere in this document), the department's requirement is not limited to the specified brand name, but requires an item similar/equivalent or better than specified.

**10. VALUE ADDED TAX**

In calculating the cost of the supply and delivery of services and / or material, the supplier will issue a "Tax Invoice" for all services rendered and / or materials supplied, which will reflect the exclusive cost of such services, goods or materials with the relevant Value Added Tax being added to the total.

**11. PRICE ESCALATION**

**11.1** The maximum escalation rate (percentage) **must not exceed 6% per annum.**

**11.2** **No escalation should be charged for Parking bays over the lease period.**

**11.3** **Parking will be capped at R350 (excl VAT) for covered parking and R250 (excl VAT) for open parking bays.**

**12. AUTHORITY TO SIGN BID DOCUMENTS**

- a) In the case of a Bid being submitted on behalf of a company, close corporation or partnership, evidence must be submitted to the Department at the time of submission of the Bid that the Bid has been signed by persons properly authorised thereto by resolution of the directors or under the articles of the entity. Furthermore, in the case of a joint venture or consortium at least one directors/ members of each party to the joint venture or consortium must give consent to give authorisation for signatory to this bid.
- b) In the event that a resolution to sign is not completed by all directors/ members of the enterprise, the signature of any one of the directors or members to this bid will bind all the directors/ members of the enterprise and will therefore render the bid valid.
- c) No authority to sign is required from a company or close corporation or partnership which has only one director or member.
- d) In the event that a non-member/ non-director to the enterprise sign this declaration, and no authority is granted, it will automatically invalidate the bid.

**13. CONTRACT PERIOD**

- a) The contract period will be determined subject to the discretion of the Department.
- b) The Department reserves the right to consider the extension of the contract or portions thereof, in consultation with the successful bidder for a further period, without going to an open bidding process.
- c) The Department of Public Works and Infrastructure may accept or reject any bid offer and may cancel the bid process or reject all bid offers at any time before the formation of a contract.
- d) The Department of Public Works and Infrastructure also reserves the right to accept the bid as a whole or a part of the bid, or any item or part of any item.
- e) The Department shall not accept or incur any liability to a supplier for such cancellation or rejection or acceptance, but will give written reasons for such action upon receiving a written request to do so.

- f) Distributor which will remain valid for the warranty period. The agreement must be signed together with the acceptance of the award.

**14. DELIVERY PERIODS**

Delivery periods, where indicated must be adhered to. Notwithstanding the termination date of the assignment, the bidder will be required to submit progress reports to the Department.

A detailed project implementation plan will be required with deliverables which are clearly stated and in line with the specification. These will be agreed upon by the Joint Project Steering Committee.

After the award and acceptance of it a joint project steering committee is to be formed which consists of all relevant stakeholders to which the bidder will be accountable to for the duration of the construction and or building alteration stages until the handover of the project to the Department of Public Works and Infrastructure and Infrastructure.

**15. DISPUTES OR LIABILITIES**

In the event that disputes/ liabilities cannot be resolved by internal systems, the disputes will be settled by litigation.

This paragraph replaces paragraph 29 in the General Conditions of Contract.

**16. CLOSING DATE / SUBMITTING OF BIDS**

16.1 **Bids** must be submitted in sealed envelopes clearly marked: “**SCMU5-25/26-0049 APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF ADEQUATE OFFICE ACCOMMODATION WITHIN THE PROVINCE: COMMUNITY SAFETY: GQEBERHA.**”

Completed bid documents in a sealed envelope endorsed with the relevant bid number, bid description and the closing, must be deposited in the bid box, Department of Public Works and Infrastructure, Qhasana Building, Ground floor, Bhisho not later than **11h00 on the 22 July 2025**

Bidders must ensure that bids submitted via courier services are deposited by the courier service in the Departmental bid box prior to the closing date and that it is not delivered to Departmental officials. The Department will not accept responsibility if bids received by officials are not timely deposited in the Bid Box.

**17. NEGOTIATION WITH THE IDENTIFIED PREFERRED BIDDER**

- i. The Bid will be awarded to the bidder who scores the highest PPPFA points: However, should an offer not be market related, the Department reserves the right to negotiate with bidders in accordance with the PPPFA Regulation 6 sub regulation 9(a) & (b).
- ii. The only or lowest offer will not necessarily be accepted. The Department will only accept an offer(s) if it satisfies its requirements and the requirements of the client(s) on whose behalf the Department is procuring.
- iii. The Department reserves the right to further negotiate the proposed rate and/or escalation rate for the subject property according to market related rates. In the event of negotiations, this process must be concluded within 10 (ten) days with the preferred bidder.
- iv. The Department of Public Works and Infrastructure and Infrastructure is the sole adjudicator of the suitability of the accommodation for the purpose for which it is required. The Department's decision in this regard will be final.

- v. The Department of Public Works and Infrastructure will under no circumstances take responsibility if a user department may or might have committed or negotiated with lessors or owners of a building outside its bidding processes.
- vi. The successful bidder will be responsible for the total cost of alterations and compliance certification necessary to adapt the offered accommodation to the specific needs of the user department.
- vii. If the price offered by a tenderer scoring the highest points is not market related, the Department may not award the contract to that tenderer. However, The Department may –
  - a) negotiate a market-related price with the tenderer scoring the highest points or cancel the tender;
  - if the tenderer does not agree to a market-related price, negotiate a market-related price with the tenderer scoring the second highest points or cancel the tender;
  - if the tenderer scoring the second highest points does not agree to a market-related price, negotiate a market-related price with the tenderer scoring the third highest points or cancel the tender
  - b) If a market-related price is not agreed as envisaged in paragraph (a) (iii), the Department will cancel the tender.

## **18. RENTAL OFFER PRICE**

18.1 Bidders must complete the FORM OF OFFER in full, failure to comply will result in the elimination of the offer submitted.

18.2 The Rental proposal as per SBD3.1. must be completed in full as this will form the basis of the market assessment of the proposal(s) from the bidders.

**18.3 The amount reflected on the form of offer and acceptance takes precedence over any other total amount indicated elsewhere in the bidder's tender submission.**

**18.4 If a form of offer has no value or figure the bidder will be regarded as having made no offer.**

## **19. BUILDING OPERATING COSTS**

19.1 The Department will be responsible for the operating costs that relate directly to its own tenancy activities and that, where applicable, are separately metered. The Department is prepared to incur the following operating costs:

- 19.1.1 water consumption;
- 19.1.2 electricity consumption;
- 19.1.3 refuse removal;
- 19.1.4 consumable supplies
- 19.1.5 internal cleaning

19.2 The Department **will not** be responsible for any other operating costs.

19.3 The Department **will not** be responsible for the payment of rates and taxes as well as periodic increases.

19.4 Other responsibilities between the landlord and the tenant will be stipulated in the lease agreement.

**20. BUILDING MAINTENANCE COSTS**

20.1 All maintenance will be the responsibility of the landlord.

20.2 Other responsibilities between the landlord and the tenant will be stipulated in the lease agreement.

**21. TENANT INSTALLATIONS**

21.1 The successful Bidder/Landlord will be responsible for the cost of alterations necessary to adapt the offered accommodation to the specific needs of the user department in accordance with the standard norms, standards and/ or specified minimum requirements and per the approved Tenant Layout plans.

21.2 The bidder should make adequate provision for tenant installation in the offer.

**22. PAYMENT FOR SERVICES RENDERED**

Payment will be accordance to the General Conditions of Contract.

**23. AWARD OF BIDDERS NOT SCORING THE HIGHEST POINTS**

A contract may be awarded to a tenderer that did not score the highest points subject to a risk assessment.

**24. LATE BIDS**

Bids received after the closing date and time, at the address indicated in the bid documents, will not be accepted for consideration and where practicable, be returned unopened to the Bidder(s).

**25. COMMUNICATION**

25.1 A nominated official of the bidder(s) can make enquiries in writing, to the specified persons, as indicated on this document via email. Bidder(s) must reduce all telephonic enquiries to writing and send to the above-mentioned email addresses.

25.2 The delegated office of Department of Public Works and Infrastructure may communicate with Bidder(s) where clarity is sought in the bid proposal.

25.3 Any communication to an official or a person acting in an advisory capacity for the Department of Public Works and Infrastructure in respect of the bid between the closing date and the award of the bid by the Bidder(s) is discouraged.

25.4 Whilst all due care has been taken in connection with the preparation of this bid, Department of Public Works and Infrastructure makes no representations or warranties that the content of the bid or any information communicated to or provided to Bidder(s) during the bidding process is, or will be, accurate, current or complete. The Department of Public Works and Infrastructure, and its employees and advisors will not be liable with respect to any information communicated which may not accurate, current or complete.

25.5 If Bidder(s) finds or reasonably believes it has found any discrepancy, ambiguity, error or inconsistency in this bid or any other information provided by the Department of Public Works and Infrastructure (other than minor clerical matters), the Bidder(s) must promptly notify the Department of Public Works and Infrastructure in writing of such discrepancy, ambiguity, error or inconsistency in order to afford the Department of Public Works and Infrastructure an opportunity to consider what corrective action is necessary (if any).

25.6 Any actual discrepancy, ambiguity, error or inconsistency in the bid or any other information provided by the Department of Public Works and Infrastructure will, if possible, be corrected and provided to all Bidder(s) without attribution to the Bidder(s) who provided the written notice.

25.7 All persons (including Bidder(s)) obtaining or receiving the bid and any other information in connection with the Bid or the Tendering process must keep the contents of the Bid and other such information confidential, and not disclose or use the information except as required for the purpose of developing a proposal in response to this Bid.

**26. SUPPLIER DUE DILIGENCE**

The Department of Public Works and Infrastructure reserves the right to conduct supplier due diligence prior to final award or at any time during the contract period or visits/In loco Inspection (if applicable).

**27. PREPARATION COSTS**

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 Department of Public Works and Infrastructure, 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.

**28. INDEMNITY**

If a bidder breaches the conditions of this bid and, as a result of that breach, the Department of Public Works and Infrastructure 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 Department of Public Works and Infrastructure harmless from any and all such costs which Department of Public Works and Infrastructure may incur and for any damages or losses the Department of Public Works and Infrastructure may suffer.

**29. 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.

**30. LIMITATION OF LIABILITY**

A bidder participates in this bid process entirely at its own risk and cost. The Department of Public Works and Infrastructure 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.

**31. TAX COMPLIANCE**

No tender shall be awarded to a bidder who is not tax compliant

**32. REGISTRATION AS A VAT-VENDOR**

32.1 Non-VAT vendors who submit bids for contracts that would, if successful, take their annual turnover above the threshold of R1 million must include VAT in the prices quoted and must therefore immediately upon award of the contract, register with the South African Revenue Service (SARS) as VAT vendors.

32.2 The award of contract would be (for Non-VAT vendors who included VAT in their prices) conditional pending the successful bidder submitting proof of registration as VAT vendor with SARS within 21 days of award.

**33. 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.

**34. GENERAL BID RULES**

- a) The bid document shall be completed and signed
- b) The Department of Public Works and Infrastructure Supply Chain Management Policy will apply.
- c) The Department of Public Works and Infrastructure does not bind itself to accept the lowest bid or any other bid and reserves the right to accept the whole or part of the bid.
- d) The Department of Public Works and Infrastructure may accept or reject any bid offer and may cancel the bid process or reject all bid offers at any time before the formation of a contract.
- e) The Department shall not accept or incur any liability to a supplier for such cancellation or rejection or acceptance but will give written reasons for such action upon receiving a written request to do so.
- f) Bids which are late, incomplete, unsigned or submitted by facsimile or electronically, will not be accepted
- g) Bidders are not allowed to recruit or shall not attempt to recruit an employee of the Department for purposes of preparation of the bid or for the duration of the execution of this contract or any part thereof.

**35. CONTRACT VARIATIONS, EXPANSIONS, AMENDMENTS OR MODIFICATIONS**

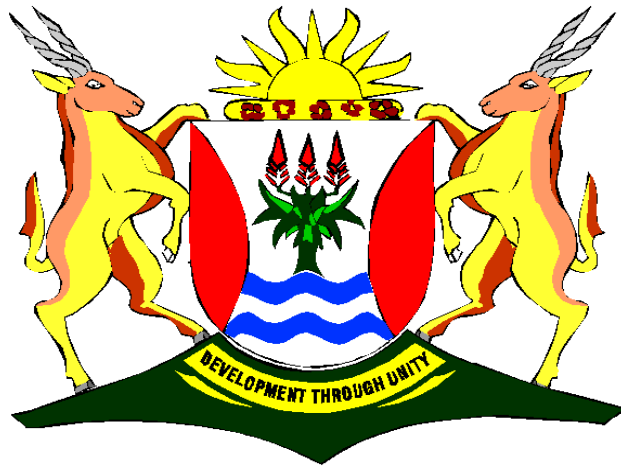
- 35.1 Should a need arise to vary or expand or amend or modify contract quantities for any goods or services, after a valid contract has been concluded and or after the contract has already commenced, the Department reserves the right to approach the contracted service provider to reduce or increase the contracted quantities.
- 35.2 Bidders are required to submit their proposal based on the current Rate of Exchange (ROE) on the time of the advert. negotiations will be made with the awarded bidder to adjust their pricing to align with the exchange rate on time of award.

**36. OTHER CONDITIONS OF BID**

- 36.1 The bidder must be registered on the Central Supplier Database (CSD) prior the award
- 36.2 All bidders' tax matters must be in order prior award. Bidders' tax matters will be verified through CSD.
- 36.3 All bidders' tax matters must be in order prior award. Bidders will be afforded by the Department an opportunity of not more than 7 working days to correct their tax matters, if it is found not to order. Failure to comply within the prescribed period, will lead to elimination. Bidders' tax matters will be verified through CSD.
- 36.4 The Department will contract with the successful bidder by signing a formal contract
- 36.5 The successful bidder will be subjected to a security screening or vetting.
- 36.6 The Department intends to award this to the highest point scorer per item/batch, unless circumstances justify otherwise.
- 36.7 A Bidder could offer an existing building or a vacant erf (where office accommodation will be constructed on) which should be ready for occupation within 6 months to 12 months respectively after receiving and accepting the award and 12 months to 24 months should it be a vacant erf.
- 36.8 The accommodation must comply with the National Building Regulations, SANS 101070 and the requirements of the Occupational Health and Safety Act, 1993 (Act 85 of 1993), as amended and Town Planning Regulations. Bidders must submit the following copies of the building they are offering: grading certificate of the building, zoning certificate and the current approved plan of the building.
- 36.9 Access and ablution facilities for persons living with disabilities to be provided. All facilities for persons living with disabilities are to comply with SANS10400-S.
- 36.10 The lease agreement and payment of rental will commence from the date of occupancy. Rental will be adjusted annually at 6% escalation rate starting at the beginning of the second year.
- 36.11 The lease agreement and payment of rental will commence from the date of occupancy. Rental will be adjusted annually in accordance with an agreed upon escalation rate starting at the beginning of the second year.
- 36.12 No tenders sent by facsimile or e-mail will be accepted.
- 36.13 The tender forms must not be retyped or redrafted.

## **TERMS OF REFERENCE/SPECIFICATION**

### **Eastern Cape Provincial Government Public Works and Infrastructure**



**BID NUMBER: SCMU5-25/26-0049**

**APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF ADEQUATE  
OFFICE ACCOMMODATION WITHIN THE PROVINCE: COMMUNITY SAFETY:  
GQEBERHA.**

## **SCOPE OF WORK**

### **PROJECT TITLE AND DESCRIPTION OF WORK: APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF ADEQUATE OFFICE ACCOMMODATION WITHIN THE PROVINCE: COMMUNITY SAFETY: GQEBERHA.**

#### **1. INTRODUCTION**

The Department is responsible for procuring all leased office accommodation on behalf of the Provincial Government. In securing leased office accommodation, the primary objective of the Department, inter-alia, is to provide functional and best fit for use, type and location of office accommodation at optimal value to the Provincial Government.

The Department intends accommodating a Provincial Government department that will conduct administrative business operations within the building.

All bidders **MUST** respond to and comply with the following technical specifications and requirements that will be utilised by the Department to evaluate whether or not the building being offered by the bidder meets the minimum technical requirements of the Department.

It is required that the bidders **MUST** have a comment whether the building does meet the requirements on the table below. If it does not meet the requirements, the bidder **MUST** indicate how long it will take to meet the requirements in case of award.

#### **1. MINIMUM TECHNICAL & FUNCTIONAL REQUIREMENTS**

**1.1 Location – Nelson Mandela and Sarah Baartman District Office – The preferred area is Greenacres.**

**1.2 Must be easily accessible via public transport and must not be within industrial area(s).**

| <b>APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF ADEQUATE OFFICE ACCOMMODATION WITHIN THE PROVINCE: COMMUNITY SAFETY: GQEBERHA.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>NO.</b>                                                                                                                              | <b>REQUIRED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>BIDDER'S COMMENTS</b> |
| 1.                                                                                                                                      | The total size of office accommodation required by the Department and to be offered by the <b>807,40m<sup>2</sup> of USEABLE area.</b><br>NB: Both departments must have separate entrances to their respective offices.                                                                                                                                                                                                                                                                                                                                                                            |                          |
| 2.                                                                                                                                      | The building must have <b>a total of 20 parking bays – (8 covered, 10 uncovered and 2 for people with disabilities)</b><br>Parking area to be paved or tarred, demarcated and numbered. (See <b>Note 1</b> below)                                                                                                                                                                                                                                                                                                                                                                                   |                          |
| 3.                                                                                                                                      | The accommodation must allow for the corporate image of the Provincial Government department to be enhanced and clearly visible from the street front.                                                                                                                                                                                                                                                                                                                                                                                                                                              |                          |
| 4.                                                                                                                                      | The electrical supply to the office accommodation must cater for both normal and clean (dedicated) power. Provision must be made for one (1) normal and one (1) clean plug point for every 6m <sup>2</sup> of useable office accommodation, an additional two (2) plug points per 150 m <sup>2</sup> of Useable office accommodation to be allowed for to cater for fax, copiers etc. In addition, normal plugs to be provided in passages in order to accommodate cleaning machinery. (provision of interconnection power extension boxes with leads see " <b>Page 22 Power Extension Boxes</b> ") |                          |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|     | In the kitchenette sufficient provision for plug points to be made for all electrical equipment. (minimum of 6 plugs and in the case of a kitchenette on each floor the same will be applicable).                                                                                                                                                                                                                                                                                    |  |
| 5.  | <p>The accommodation must provide for adequate access for persons with living with disabilities etc. including ablution facilities both for the office environment as well as public interface area. Public toilets will remain part of useable area.</p> <p>Provision of a safe and secure wheelchair ramp and railings.</p> <p>Assisted ablution facility/facilities and with the requisite door handles (bar). Safe and secure handrails inside to be aligned to SANS 10 400.</p> |  |
| 6.  | Within the office accommodation, all areas and support areas must be provided as required and as indicated on the Spatial Template(s) attached. <b>See page 50</b>                                                                                                                                                                                                                                                                                                                   |  |
| 7.  | <p>The landlord will be required to provide 50mm “plaswood” blinds for all office windows and frosted vinyl (minimum, to door height.) on internal glass panels. See note 2 below for examples.</p> <p>All partitioning must be aluminium and glass for all offices. (See Note 2 below).</p>                                                                                                                                                                                         |  |
| 8.  | <p>The accommodation must comply with: The National Building Regulations and Standards Act, 1977 (Act 103 of 1977) and The Occupational Transport and Safety Act, 1993 (Act 85 of 1993), as amended. All certificates of electrical wiring must comply with the Fire Regulations and Municipal By-Laws and certificate of compliance with the Occupational Health and Safety Act must be provided prior to site handover.</p> <p><i>(as stated in clause 17)</i></p>                 |  |
| 9.  | <p>Fire protection equipment to be installed to comply with <b>SANS 10400-T.</b></p> <p><b>Full Fire maintenance plan to be provided.</b><br/><b><i>(as stated in clause 17)</i></b></p>                                                                                                                                                                                                                                                                                             |  |
| 10. | Partition walls shall be used to divide the total floor area of the building into office and other areas required. The walls shall have a noise reduction factor of not less than 45 dB within a range of 100 to 1000 hertz. The factor has a bearing on complete wall sections including glass and doors if any. Provision must be made for 8000mm wide side lights from 300mm F.F.L. to door height to all offices. Aluminium with glass fronts                                    |  |
| 11. | All offices shall be provided with a glass and aluminium door of at least 813mm x 2032mm and each fitted with a good quality three pin cylinder lock with three keys fitting one lock only and which shall be handed over to the Departmental Representative at time of handing over of the building. The handles to be secured by means of male and female screws to ensure that the handles remain secured on the door leaf.                                                       |  |
| 12. | Provision is to be made for at least (1) small kitchenette per 30 staff members, in which a sink as well as “hot and cold”                                                                                                                                                                                                                                                                                                                                                           |  |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|     | water is available. Sink to be housed in an appropriate floor mounted cabinet complete with matching wall mounted cabinet's above. Cabinet – tops to be fitted with no less than a granite post formed top.<br>Provision is to be made to house a microwave, floor standing fridge and a kettle.                                                                                                                                                                                                                                                                                                                    |  |
| 13. | Floor covering must be of an acceptable standard and quality to last for at least ten years.<br><br>Foyers, passages, kitchens bathrooms to be tiled either in a ceramic or porcelain tiles. Office to be carpeted with carpet tiles. No unfinished cement screed shall be permitted.                                                                                                                                                                                                                                                                                                                               |  |
| 14. | Record rooms shall be rooms with category 1 record room doors which can be opened from both sides and which comply with SABS Specification 949. Record room walls shall be of masonry of not less than 220mm thick or of concrete of not less than 150mm thick or of such structure approved by the Department of Public Works and Infrastructure and Infrastructure.<br><br>Record rooms may have no external windows and all ventilation openings in the walls shall be fitted with fire dampers approved by the Fire Prevention Officer of the Department of Public Works and Infrastructure and Infrastructure. |  |
| 15. | In case of offices, boardrooms and processing rooms, floor to ceiling heights - a clear floor to ceiling height of as close possible to 2.7m throughout shall be maintained. Where a certain function inside a building necessitates a higher floor to ceiling height, the specific areas will be identified and height specified as part of the accommodation particulars. Conduits, water pipes, air ducts and other services shall not be visible underneath the ceiling in offices and public areas.                                                                                                            |  |

## 1.2 General Accommodation

The total useable area required by the department is **807,40m<sup>2</sup>**

The Department will therefore pay only for a maximum space requirement of **807,40m<sup>2</sup>**.

Useable space in excess of the requirement will not be paid for by the Department.

In order to simplify the calculation of spatial requirements the “**Useable Area**” of the building is to be used (as calculated by using the **SAPOA** method of measuring). This has no influence on the income generating value of the rentable space. The value of the common area is to be **added** to the rate per m<sup>2</sup> of the useable area.

The reasoning is that all buildings have different R/U Ratio (Rentable area divided by Useable area) due to design criteria which could differ by up to 30%.

For the purpose of ensuring that the actual **USEABLE** area is provided, it is essential that when calculating the **COMMON** area, both **Primary and Secondary Common** areas are to be factored in. Therefore, the Secondary common area shall remain part of the Common area and **NOT** be included in the USEABLE area as is defined in clause 1.2.4 of the SAPOA method of measuring.

**Note 1:** Bidders may offer more covered parking bays than required, BUT, same must be priced at rate of an uncovered bay. Parking bays in excess of the required bays as indicated on page 1 will not be paid for by the Department.

**Note 2:** Examples of Frosted Vinyl (WITHOUT PATTERNS)



## 2.4 Lifts

|    |                                                                                                                                                                                                                                 |  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. | Adequate lifts must be available for staff to access the office work area from the ground floor of any building that has more than two (2) floor. (Lifts must be suitable and accommodating to people living with disabilities) |  |
| 2. | Proof of a lift maintenance contract must be provided at site hand over. The maintenance contract must be in place for the duration of the contract                                                                             |  |
| 3  | In case of a multi-storey building, the building should have a service lift.                                                                                                                                                    |  |

## 2.5 Air-conditioning-Must comply with SANS 1125 (SABS1125)

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. | The offices, boardrooms and processing centres must be fitted with a suitable and effective air-conditioning system, catering for the respective work areas (floors) as zones which operate independently. Fresh air to be supplied in office areas that have no direct access to opening windows                                                                                                                                                 |  |
| 2. | The bidder must indicate the type of air-conditioning system to be fitted/ fitted in the building. DPW will approve the type of air-conditioning that complies<br><i>Air-conditioning</i> <i>type</i><br>.....<br>(Bidder to specify Air conditioner Make/Brand/Type)                                                                                                                                                                             |  |
| 3. | The landlord shall be responsible for the maintenance and repairs in respect of the air-conditioning system during the period of lease.                                                                                                                                                                                                                                                                                                           |  |
| 4. | The landlord will conclude a contract with an independent air-conditioning contractor in terms of which: <ul style="list-style-type: none"> <li>Complaints in respect of the reported air-conditioning problems need to be logged and responded to within a period of (2-4) hours of being reported.</li> <li>Complaints reported in respect of air-conditioning problems need to be resolved with (24) hours after the initial report</li> </ul> |  |

|    |                                                                                                                                                                              |  |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 5. | Proof of an air-conditioning maintenance contract must be provided at the time of site handover. The maintenance contract must be in place for the duration of the contract. |  |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

## **2.6 Emergency Power Supply SANS10142:-2003**

|    |                                                                                                                                                                                                                                                                                                   |  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. | The building must have an emergency power supply unit subject to the size of the building to ensure essential areas, emergency lifts, emergency lighting, computer server room, computer workstations etc., are functioning in the event of a power failure, load shedding, at occupation.        |  |
| 2. | Bidders must indicate the make and electrical capacity of the emergency power supply unit installed in the building and also provide a list of the standard equipment that it is currently connected to.<br><br>Make.....<br>Capacity.....<br>(Bidder to specify Air conditioner Make/Brand/Type) |  |
| 3. | An indication of how long (duration) the emergency power supply unit can provide emergency power to the standard equipment currently connected.<br><br>Duration .....<br>(Bidder to specify)                                                                                                      |  |

The installation of all electrical components will comply in all respects with the requirements and regulations of the following: SANS 10142-2003, The Occupational Health and Safety Act and Regulations and the local Electrical Supply Authority.

## **2.7 Emergency Water Supply-All water supply must comply with SANS 10252-1**

|    |                                                                                                                                                                                                                                                                                                  |  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. | The landlord must provide at least a minimum of 4 water tank (4x 5000 litres good quality plastic tanks with a pressure pump) as a water backup supply during office hours. In case of a double storey building, the tank must be elevated to assist the pressure of water supply to all floors. |  |
| 2. | Should water shedding be implemented by local authorities, the water supply mentioned above should be sufficient to cover a period of two days and more. A regular maintenance of all water related equipment is compulsory.                                                                     |  |

## **2.8 IT Server Room**

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. | The landlord will be required to provide a 12m <sup>2</sup> server room to be constructed outside out of brick and mortar (230mm thick). The sever room is to be fitted with two compartment (UPVC) power skirting and CAT6 data cabling in terms of the SITA minimum requirements for server rooms for Government/ Parastatal institutions. The server room is to be secured by means of a biometric/ keypad access control system.<br>Fire Suppression systems panel alerting system with a 3-year maintenance plan performed half yearly. Raised flooring to prevent damage to equipment in the event of flooding. 1.2m wide Fireproof door with a one and half hour fire rating. |  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 2. | The server room must be equipped with 2 by 9000 BTU independent air-conditioning unit to cater for the computer equipment. The sever room be equipped with an earth bar in accordance with Telkom Standards. (One unit to serve as a backup unit).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| 3. | <p>The landlord will be required to provide power skirting and ICT (CAT6) cabling in accordance to the latest technical specifications (KRONE Standards) to all workstations, pause rooms – data points each work station, Boardrooms-ten (10) data points in each, and five (5) for open plan printing stations, Fly leads to be provided as per approved layouts, 8x Aruba 54 AIP access points with relevant licenses (Aruba airwave) configured and linked to existing Airwave server to be provided to ensure coverage for the entire premises. The Landlord will be required to connect and patch cables, including fibre connectivity, into the cabinets (supplied and installed by the Landlord with 32 AMP connectors feeding to the UPS). UPS to be resistant to surges during load shedding.</p> <p>8 x Cisco Catalyst 9115AX Series with relevant license DNA On-Prem Essential compatible with Cisco Catalyst 9800-L Wireless controller.</p> <p>Cisco controller to ensure coverage for entire premises.</p> <p>The cabinet at the server room catered by landlord should be 42U</p> |  |

## 2.9 Security Requirements

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. | <p><b>Access Control:</b> The landlord will be required that the premises has proper and controlled access. This will include provision of:</p> <ul style="list-style-type: none"> <li>Secured perimeter fence, access gates and boom gates.</li> <li>Provision of a guardroom for securities at required access points (e.g. Parking, Entrance gates etc.)</li> <li>Provision of an electronic employee / visitor recording systems.</li> <li>Provision of a safe for firearms (visitor firearms).</li> <li>Provision of x-ray machines and walkthrough metal detectors at access gate(s) / entrance(s).</li> <li>Provision of CCTV control room with intercom and built in counter.</li> </ul> |  |
| 2. | <b>CCTV:</b> The landlord will be required, to install CCTV cameras all entrances, parking areas and other identified strategic points which will be linked to the CCTV control room.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| 3. | <p><b>BURGLARS:</b> The landlord will be required to provide burglar bars for all windows at least at ground floor level.</p> <p>.....</p> <p><i>(Bidder to specify Make/Type)</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| 4. | Any additional security installations that might be required during the negotiation of the subject leased and will be priced separately.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |

## 2.10 Gardening and Landscaping

|    |                                                                                                                                      |  |
|----|--------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. | The landlord will be required and be responsible for the upkeeping and maintenance of the gardening and landscaping of the property. |  |
|----|--------------------------------------------------------------------------------------------------------------------------------------|--|

## 2.11 Cleaning Services

|   |                                                                                                                                                                      |  |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1 | The landlord will be required to provide cleaning services to the offices and furthermore ensure that routine pest control services are conducted on an ad-hoc basis |  |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**NB: PRIOR TO OCCUPATION, THE DEPARTMENT WILL INSPECT THE PROPERTY OFFERED TO ENSURE COMPLIANCE WITH THE ABOVE SPECIFICATION AND REQUIREMENTS**

### Acknowledgement of Departmental Specification

Signed

..... Date .....

Name

..... Position .....

## POWER EXTENSION BOXES

### Item 01

#### Alpha horizontal power dock unit

- 2 x End caps
- 1 x On Off Switch
- 1 x SA Standard 3 pin socket
- 1 x SA dedicated 3 pin socket.
- 1 x 2 Pin German socket
- 2 x Voice & data – bezels only
- **Operating voltage:** 110V to 60 VAC @ 50/60Hz
- **Input cable type:** 16A or 20A.
- (Bezel connections to be installed by others)

### Item 02

#### Input power cables

- 3m / 5m
- 1 x Clean & 1 x Dedicated.

### Item 03

#### Interconnecting power cables

- 2m
- 1 x Clean & 1 x Dedicated.

**Note: All workstations to receive a power dock unit. (Supply and Install)**



## **BID EVALUATION CRITERIA**

### **This bid will be evaluated in two (2) phases as follows:**

1. Phase One: Compliance, responsiveness to the bid rules and conditions, thereafter
2. Phase Two: Bidders passing all phases above will thereafter be evaluated on PPPFA and PPR 2022.

### **PHASE ONE: ADMINISTRATIVE COMPLIANCE**

1. **The purpose of this evaluation phase is to determine which bid responses are responsive to the minimum bid specifications and the minimum bid requirements. Bid proposals that do not meet the minimum bid specifications and or minimum bid requirements will be regarded as “non-responsive” and will not be considered for further evaluation.**
2. **Bidders’ proposals must meet the following minimum requirements and the required supporting documents (as required below) must be submitted with the completed bid document in a sealed envelope in the bid box at the closing date and time. Failure to comply will automatically eliminate the bid for further consideration.**
  - (a) Bids must be submitted on the original documents and bids which are late, incomplete, unsigned or submitted by facsimile or electronically, will not be accepted.
  - (b) **SBD4 must be duly completed and signed. 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, such interest must be disclosed on question 2.3.1 of SBD4.**
  - (c) If the offer is “Vat Inclusive”, the VAT registration number of service provider must be indicated. A Non-VAT Vendor must include VAT in its pricing due to the bid being over a R1million., The successful service provider, in case of a non-VAT vendor, will be given 21 days to register as a VAT Vendor with SARS, after the issuing of an appointment letter. If a bidder is a VAT vendor/registered, the bidder is required to explicitly state the VAT amount. VAT vendors must include VAT at 15% in the bid offer(s).
  - (d) The Resolution to Sign - Annexures A must be duly completed & signed (if applicable)
  - (e) SBD 3.1- Pricing Schedule- Firm Prices – must be completed.
  - (f) If the Bid Sum (amount in words) as per Form of Offer is not completed, the bid will be eliminated
  - (g) Bidders must be a legal entity. In the event of a subcontractor or joint ventures or consortiums a signed agreement by all parties must be submitted with the bid. Also see notes to the “Authority to Sign”. Failure to submit a compliant agreement with the bid will automatically eliminate the bid for further consideration.
  - (h) The amount reflected on the form of offer and acceptance takes precedence over any other total amount indicated elsewhere in bidder’s tender submission. If the form of offer and acceptance has no value or figure, the bidder will be regarded as having made no offer.

**PHASE 2 EVALUATION ON NEW PPPFA and SPECIFIC GOALS (PPR 2022)**

THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT WILL BE APPLIED  
AND THE 80/20 PREFERENCE POINTS SYSTEM WILL BE APPLICABLE

|                  |           |
|------------------|-----------|
| POINTS FOR PRICE | 80 POINTS |
|------------------|-----------|

|                |           |
|----------------|-----------|
| SPECIFIC GOALS | 20 POINTS |
|----------------|-----------|

|              |            |
|--------------|------------|
| TOTAL POINTS | 100 POINTS |
|--------------|------------|

Please note:

1. Bidders need to complete and sign SBD 6.1 to claim points for specific goals. Failure will lead in non-awarding of points for specific goals
2. The Department intends to award this to the highest point scorer, unless circumstances justify otherwise
3. When evaluating bids/quotations of joint ventures/consortia, preference points must be allocated proportionately for such bidders in terms of their attributes or qualification for the relevant specific goal that is being scored, subject to the joint venture/consortium submitting the relevant proof of substantiation of points claimed as stipulated in the bidding documents. The points scored for the specific goals must then be added to the points scored for price and rounded off to the nearest two decimal points." A JV/consortia agreement must be submitted with the bid to substantiate the calculations. Failure will also lead in non-awarding of points for specific goals.
4. All information will be verified through CSD (where applicable)
5. A Cipro certificate (CK) and certified ID copy/s must be attached as proof of ownership and to claim points for specific goals.
6. A Medical certificate from a medical Practitioner with a practise number must be attached to claim points for disability.
7. SBD 6.1 is attached

**PRICING SCHEDULE – FIRM PRICES  
(PURCHASES)**

**NOTE: PRICE ADJUSTMENTS WILL BE ALLOWED AT THE PERIODS AND TIMES SPECIFIED IN THE BIDDING DOCUMENTS.**

NAME OF BIDDER: .....

BID NO.: SCMU5-25/26-0049

CLOSING TIME            **22 July 2025 / 11:00**

OFFER TO BE VALID FOR **120 DAYS** FROM THE CLOSING DATE OF BID.

**APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF ADEQUATE OFFICE ACCOMMODATION WITHIN THE PROVINCE: COMMUNITY  
SAFETY: GQEBERHA.**

**CALCULATION OF THREE (3) YEAR LEASE COST**

| ITEM                                                                                                                | RATE PER<br>SQUARE<br>METER/<br>PARKING<br>BAYS | NO. OF<br>SQUARE<br>METERS/<br>PARKINGS<br>BAYS | % Annual<br>Escalation | Total Monthly Rental | Annual Rental<br>(Excluding VAT) | Total Annual Rental<br>(Including VAT) |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------|------------------------|----------------------|----------------------------------|----------------------------------------|
| Square metre                                                                                                        | R.....                                          | 807,40m <sup>2</sup>                            | N/A                    | R.....               | R.....                           | R .....                                |
| Parking Bay<br>(Open/Uncovered)<br><b>(No Escalation)</b>                                                           | <b>R 250,00</b>                                 | 10                                              | N/A                    | R.....               | R.....                           | R .....                                |
| Parking Bay (Covered<br>including disabled)<br><b>(No Escalation)</b>                                               | <b>R350,00</b>                                  | 10                                              | N/A                    | R.....               | R.....                           | R .....                                |
| <b>SUBTOTAL (ANNUAL RENTAL INCLUDING VAT)</b>                                                                       |                                                 |                                                 |                        |                      |                                  | R.....                                 |
| Year 1<br>(Carries over from table above)                                                                           |                                                 |                                                 | N/A                    |                      | R .....                          | R.....                                 |
| Year 2<br>(including annual escalation only for the rental and but<br>excluding for parkings over the lease period) |                                                 |                                                 | 6%                     |                      | R .....                          | R .....                                |

|                                                                                                                         |    |   |         |         |
|-------------------------------------------------------------------------------------------------------------------------|----|---|---------|---------|
| Year 3<br>(including annual escalation only for the rental and but<br>excluding for parkings over the lease period)     | 6% |   | R ..... | R ..... |
| <b>SUB-TOTAL (THREE YEAR RENTAL INCLUDING ESCALATION AND VAT)</b>                                                       |    |   |         | R ..... |
| Total of Parking Cost for Three (3) Year period without escalation                                                      |    | R | R       | R       |
| <b>ADD: PROVISIONAL SUM (15% OF TOTAL THREE YEAR RENTAL INCLUDING VAT)</b>                                              |    |   |         | R       |
| <b>TOTAL LEASE COST FOR THREE (3) YEAR PERIOD (INCLUDING RENTAL, PARKING, VAT,<br/>ESCALATION, AND PROVISIONAL SUM)</b> |    |   |         | R ..... |

**NB: TRANSFER THE TOTAL LEASE COST TO THE FORM OFFER AND ACCEPTANCE**

**PLEASE NOTE:**

This Offer will be accepted by the Department of Public Works and Infrastructure by issuing a letter of Acceptance and thereafter signing a formal Lease Agreement.

Signature of Bidder: \_\_\_\_\_

**PRICING SCHEDULE – FIRM PRICES  
(PURCHASES)**

**NOTE: PRICE ADJUSTMENTS WILL BE ALLOWED AT THE PERIODS AND TIMES SPECIFIED IN THE BIDDING DOCUMENTS.**

NAME OF BIDDER: .....

BID NO.: SCMU5-25/26-0049

CLOSING TIME **22 July 2025 / 11:00**

OFFER TO BE VALID FOR **120 DAYS** FROM THE CLOSING DATE OF BID.

**APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF ADEQUATE OFFICE ACCOMMODATION WITHIN THE PROVINCE: COMMUNITY  
SAFETY: GQEBERHA**

**CALCULATION OF FIVE (5) YEAR LEASE COST**

| ITEM                                                                                                                | RATE PER<br>SQUARE<br>METER/<br>PARKING<br>BAYS | NO. OF<br>SQUARE<br>METERS/<br>PARKINGS<br>BAYS | % Annual<br>Escalation | Total Monthly Rental | Annual Rental<br>(Excluding VAT) | Total Annual Rental<br>(Including VAT) |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------|------------------------|----------------------|----------------------------------|----------------------------------------|
| Square metre                                                                                                        | R.....                                          | 807,40 m <sup>2</sup>                           | N/A                    | R.....               | R.....                           | R .....                                |
| Parking Bay<br>(Open/Uncovered)<br><b>(No Escalation)</b>                                                           | <b>R 250,00</b>                                 | 10                                              | N/A                    | R.....               | R.....                           | R .....                                |
| Parking Bay (Covered<br>including disabled)<br><b>(No Escalation)</b>                                               | <b>R350,00</b>                                  | 10                                              | N/A                    | R.....               | R.....                           | R .....                                |
| <b>SUBTOTAL (ANNUAL RENTAL INCLUDING VAT AND EXCLUDING PARKING)</b>                                                 |                                                 |                                                 |                        |                      |                                  | R.....                                 |
| Year 1<br>(Carries over from table above)                                                                           |                                                 |                                                 | N/A                    |                      | R .....                          | R.....                                 |
| Year 2<br>(including annual escalation only for the rental and but<br>excluding for parkings over the lease period) |                                                 |                                                 | 6%                     |                      | R .....                          | R .....                                |
| Year 3                                                                                                              |                                                 |                                                 |                        |                      | R .....                          | R .....                                |

|                                                                                                                  |    |   |         |         |
|------------------------------------------------------------------------------------------------------------------|----|---|---------|---------|
| (including annual escalation only for the rental and but excluding for parkings over the lease period)           | 6% |   |         |         |
| Year 4<br>(including annual escalation only for the rental and but excluding for parkings over the lease period) | 6% |   | R ..... | R ..... |
| Year 5<br>(including annual escalation only for the rental and but excluding for parkings over the lease period) | 6% |   | R ..... | R ..... |
| <b>SUB-TOTAL (FIVE YEAR RENTAL INCLUDING ESCALATION AND VAT)</b>                                                 |    |   |         | R ..... |
| Total of Parking Cost for Five (5) Year period without escalation                                                |    | R | R       | R       |
| <b>ADD: PROVISIONAL SUM (15% OF TOTAL FIVE YEAR RENTAL INCLUDING VAT)</b>                                        |    |   |         | R       |
| <b>TOTAL LEASE COST FOR FIVE (5)YEAR PERIOD (INCLUDING RENTAL, PARKING, VAT, ESCALATION AND PROVISIONAL SUM)</b> |    |   |         | R ..... |

**NB: TRANSFER THE TOTAL LEASE COST TO THE FORM OFFER AND ACCEPTANCE**

**PLEASE NOTE:**

This Offer will be accepted by the Department of Public Works and Infrastructure and Infrastructure by issuing a letter of Acceptance and thereafter signing a formal Lease Agreement.

Signature of Bidder: \_\_\_\_\_

## PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022

This preference form must form part of all tenders invited. It contains general information and serves as a claim form for preference points for specific goals.

**NB: BEFORE COMPLETING THIS FORM, TENDERERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE TENDER AND PREFERENTIAL PROCUREMENT REGULATIONS, 2022**

### 1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to invitations to tender:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
- the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).

### 1.2 To be completed by the organ of state

- a) The applicable preference point system for this tender is the 80/20 preference point system.
- b) The lowest acceptable tender will be used to determine the accurate system once tenders are received.

1.3 Points for this tender (even in the case of a tender for income-generating contracts) shall be awarded for:

- (a) Price; and
- (b) Specific Goals.

### 1.4 To be completed by the organ of state:

The maximum points for this tender are allocated as follows:

|                                                  | POINTS     |
|--------------------------------------------------|------------|
| PRICE                                            | 80         |
| SPECIFIC GOALS                                   | 20         |
| <b>Total points for Price and SPECIFIC GOALS</b> | <b>100</b> |

1.5 Failure on the part of a tenderer to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed.

1.6 The organ of state reserves the right to require of a tenderer, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the organ of state.

## 2. DEFINITIONS

- (a) **“tender”** means a written offer in the form determined by an organ of state in response to an invitation to provide goods or services through price quotations, competitive tendering process or any other method envisaged in legislation;
- (b) **“price”** means an amount of money tendered for goods or services, and includes all applicable taxes less all unconditional discounts;
- (c) **“rand value”** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;
- (d) **“tender for income-generating contracts”** means a written offer in the form determined by an organ of state in response to an invitation for the origination of income-generating contracts through any method envisaged in legislation that will result in a legal agreement between the organ of state and a third party that produces revenue for the organ of state, and includes, but is not limited to, leasing and disposal of assets and concession contracts, excluding direct sales and disposal of assets through public auctions; and
- (e) **“the Act”** means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000).

## 3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

### 3.1. POINTS AWARDED FOR PRICE

#### 3.1.1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

A maximum of 80 or 90 points is allocated for price on the following basis:

$$\begin{array}{ccc} \mathbf{80/20} & \mathbf{or} & \mathbf{90/10} \\ \\ \mathbf{Ps = 80 \left( 1 - \frac{Pt - P_{min}}{P_{min}} \right)} & \mathbf{or} & \mathbf{Ps = 90 \left( 1 - \frac{Pt - P_{min}}{P_{min}} \right)} \end{array}$$

Where

Ps = Points scored for price of tender under consideration  
Pt = Price of tender under consideration  
Pmin = Price of lowest acceptable tender

### 3.2. FORMULAE FOR DISPOSAL OR LEASING OF STATE ASSETS AND INCOME GENERATING PROCUREMENT

#### 3.2.1. POINTS AWARDED FOR PRICE

A maximum of 80 or 90 points is allocated for price on the following basis:

$$\begin{array}{ccc} \mathbf{80/20} & \mathbf{or} & \mathbf{90/10} \\ \\ \mathbf{Ps = 80 \left( 1 + \frac{Pt - P_{max}}{P_{max}} \right)} & \mathbf{or} & \mathbf{Ps = 90 \left( 1 + \frac{Pt - P_{max}}{P_{max}} \right)} \end{array}$$

Where

Ps = Points scored for price of tender under consideration  
Pt = Price of tender under consideration  
Pmax = Price of highest acceptable tender

#### 4. POINTS AWARDED FOR SPECIFIC GOALS

- 4.1. In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the tenderer will be allocated points based on the goals stated in table 1 below as may be supported by proof/ documentation stated in the conditions of this tender:
- 4.2. In cases where organs of state intend to use Regulation 3(2) of the Regulations, which states that, if it is unclear whether the 80/20 or 90/10 preference point system applies, an organ of state must, in the tender documents, stipulate in the case of—
- (a) an invitation for tender for income-generating contracts, that either the 80/20 or 90/10 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system; or
  - (b) any other invitation for tender, that either the 80/20 or 90/10 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system,
- then the organ of state must indicate the points allocated for specific goals for both the 90/10 and 80/20 preference point system.

**Table 1: Specific goals for the tender and points claimed are indicated per the table below. (Note to organs of state: Where either the 90/10 or 80/20 preference point system is applicable, corresponding points must also be indicated as such.**

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

| The specific goals allocated points in terms of this tender |                                             | Number of points allocated (80/20 system) (To be completed by the organ of state) | Number of points claimed (80/20 system) (To be completed by the tenderer) |
|-------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>Historically Disadvantaged Individual:-</b>              |                                             |                                                                                   |                                                                           |
|                                                             | (a) 100% black ownership                    | 6                                                                                 |                                                                           |
|                                                             | (b) 51% to 99% black ownership              | 4                                                                                 |                                                                           |
|                                                             | (c) Less than 51% black ownership           | 0                                                                                 |                                                                           |
| <b>Black women ownership:-</b>                              |                                             |                                                                                   |                                                                           |
|                                                             | (a) 100% black women ownership              | 6                                                                                 |                                                                           |
|                                                             | (b) 30% to 99% black women ownership        | 4                                                                                 |                                                                           |
|                                                             | (c) Less than 30% black women ownership     | 0                                                                                 |                                                                           |
| <b>Black youth ownership:-</b>                              |                                             |                                                                                   |                                                                           |
|                                                             | (a) 100% black youth ownership              | 4                                                                                 |                                                                           |
|                                                             | (b) 30% to 99% black youth ownership        | 2                                                                                 |                                                                           |
|                                                             | (c) Less than 30% black youth ownership     | 0                                                                                 |                                                                           |
| <b>People with disability:-</b>                             |                                             |                                                                                   |                                                                           |
|                                                             | (a) 20% or more disabled people ownership   | 2                                                                                 |                                                                           |
|                                                             | (b) Less than 20% disabled people ownership | 0                                                                                 |                                                                           |
| <b>Locality:-</b>                                           |                                             |                                                                                   |                                                                           |
|                                                             | (a) Within the Eastern Cape                 | 2                                                                                 |                                                                           |
|                                                             | (b) Outside the Eastern Cape                | 0                                                                                 |                                                                           |

## DECLARATION WITH REGARD TO COMPANY/FIRM

4.3. Name of company/firm.....

4.4. Company registration number: .....

4.5. TYPE OF COMPANY/ FIRM

- ☐ Partnership/Joint Venture / Consortium
- ☐ One-person business/sole propriety
- ☐ Close corporation
- ☐ Public Company
- ☐ Personal Liability Company
- ☐ (Pty) Limited
- ☐ Non-Profit Company
- ☐ State Owned Company

[TICK APPLICABLE BOX]

4.6. I, the undersigned, who is duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the specific goals as advised in the tender, qualifies the company/ firm for the preference(s) shown and I 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 1 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 4.2, the contractor may be required to furnish documentary proof to the satisfaction of the organ of state that the claims are correct;
- iv) If the specific goals have been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the organ of state may, in addition to any other remedy it may have –

- (a) disqualify the person from the tendering 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 tenderer or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted 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, if deemed necessary.

.....  
**SIGNATURE(S) OF TENDERER(S)**

**SURNAME AND NAME:** .....

**DATE:** .....

**ADDRESS:** .....

.....

.....

.....

## 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 interest<sup>1</sup> 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 institution | State |
|-----------|-----------------|---------------------|-------|
|           |                 |                     |       |
|           |                 |                     |       |
|           |                 |                     |       |
|           |                 |                     |       |
|           |                 |                     |       |
|           |                 |                     |       |
|           |                 |                     |       |
|           |                 |                     |       |
|           |                 |                     |       |

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:

.....  
 .....

---

<sup>1</sup> 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.

- 2.3 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 consortium<sup>2</sup> 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.
- 3.5 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.
- 3.6 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.
- 3.7 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 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

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<sup>2</sup> 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.

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 ENHANCING COMPLIANCE, TRANSPARENCY AND ACCOUNTABILITY IN SUPPLY CHAIN MANAGEMENT SHOULD THIS DECLARATION PROVE TO BE FALSE.

|           |       |
|-----------|-------|
| .....     | ..... |
| Signature | Date  |

|          |                |
|----------|----------------|
| .....    | .....          |
| Position | Name of bidder |

**RESOLUTION FOR SIGNATORY**

(See also "Special Conditions of Bid")

Signatory for companies shall confirm their authority hereto by attaching a duly signed and dated copy of the relevant resolution of the board of directors to this form.

An example is given below:

"By resolution of the board of directors passed at a meeting held on \_\_\_\_\_

Mr/Ms \_\_\_\_\_, whose signature appears below, has been duly authorised to sign all documents in connection with the tender for

**Bid Number: SCMU5-25/26-0049**

and any Contract which may arise there from on behalf of (Block Capitals)

\_\_\_\_\_

\_\_\_\_\_

SIGNED ON BEHALF OF THE COMPANY: \_\_\_\_\_

IN HIS/HER CAPACITY AS: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE OF SIGNATORY: \_\_\_\_\_

WITNESSES:

1. \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**DETAILS OF TENDERERS NEAREST OFFICE TO DEPARTMENT OF PUBLIC WORKS AND INFRASTRUCTURE**

1. Physical address of tenderer:

---

---

---

---

1 Telephone No of nearest office: \_\_\_\_\_

3 Time period for which such office has been used by tenderer: \_\_\_\_\_

.....  
**SIGNATURE OF (ON BEHALF OF) TENDERER**

.....  
**NAME IN CAPITALS**

In the presence of:

1. ....

2. ....

**SCHEDULE OF PROPOSED SUB-CONTRACTORS (IF APPLICABLE)**

|                 |                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Project Title:  | <b>APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF ADEQUATE OFFICE ACCOMMODATION WITHIN THE PROVINCE: COMMUNITY SAFETY: GQEBERHA</b> |
| Contract Number | <b>SCMU5-25/26-0049</b>                                                                                                                |

We notify you that it is our intention to employ the following subcontractors for work in this contract. If we are awarded a contract, we agree that this motivation does not change the requirement for us to submit the names of proposed Subcontractors in accordance with the requirements in the contract for such appointments. If there are no such requirements in the contract, then your written acceptance of this list shall be binding between us.

|                                                          | Name and address of proposed Subcontractor (s) | Nature and extend of Work | Previous experience with Sub-contractor | Estimated R-value of sub-contract works | Sub-contracting % based on R-Value of total Bid price |
|----------------------------------------------------------|------------------------------------------------|---------------------------|-----------------------------------------|-----------------------------------------|-------------------------------------------------------|
| 1                                                        |                                                |                           |                                         | R .....                                 | %                                                     |
| 2                                                        |                                                |                           |                                         | R .....                                 | %                                                     |
| 3                                                        |                                                |                           |                                         | R .....                                 | %                                                     |
| 4                                                        |                                                |                           |                                         | R .....                                 | %                                                     |
| 5                                                        |                                                |                           |                                         | R .....                                 | %                                                     |
| TOTAL R- VALUE AND PERCENTAGE OF WORK OF SUB-CONTRACTORS |                                                |                           |                                         | R .....                                 | %                                                     |

Signed \_\_\_\_\_ Date \_\_\_\_\_  
(Signature of bidder)

Name \_\_\_\_\_ Position \_\_\_\_\_  
(Name of authorised signature) (Position of authorised signature)

Name \_\_\_\_\_ of \_\_\_\_\_ Bidder

(normative)

**FORM OF OFFER AND ACCEPTANCE**

|                                                                 |                                                                                                                                                |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project title</b>                                            | <b>APPOINTMENT OF SERVICE PROVIDER FOR THE SUPPLY OF<br/>ADEQUATE OFFICE ACCOMMODATION WITHIN THE PROVINCE:<br/>COMMUNITY SAFETY: GQEBERHA</b> |
| <b>SCMU number</b>                                              | <b>SCMU5-25/26-0049</b>                                                                                                                        |
| <b>Erf Number</b><br><i>(Of property<br/>offered)</i>           |                                                                                                                                                |
| <b>Physical<br/>Address</b><br><i>(Of property<br/>offered)</i> |                                                                                                                                                |
| <b>Extent of Space<br/>offered</b>                              |                                                                                                                                                |

**OFFER**

The employer, identified in the acceptance signature block, has solicited offers to enter into a contract for the procurement of:

.....  
The tenderer, identified in the offer signature block, has examined the documents listed in the tender conditions and addenda there to as listed in their returnable schedules, and by submitting this offer has accepted the conditions of tender.

By the representative of the tenderer, deemed to be duly authorized, signing this part of this form of offer and acceptance, the tenderer offers to perform all of the obligations and liabilities of the contractor under the contract including compliance with all its terms and conditions according to their true intent and meaning for an amount to be determined in accordance with the conditions of contract identified in the contract conditions.

**THE OFFERED TOTAL OF THE PRICES INCLUSIVE OF VALUE ADDED TAX FOR A FIVE (5)  
YEAR PERIOD IS:**

.....Rand (in  
words); R.....(in  
figures)

This offer may be accepted by the employer by signing the acceptance part of this form of offer and acceptance and returning one copy of this document to the tenderer before the end of the period of validity stated in the tender conditions, where upon the tenderer becomes the party named as the contractor in the conditions of contract identified in the contract data.

Signature:

.....

Name:

.....

Capacity:

.....

**For the Tenderer** .....

(Name and address of organization)

Name and signature

of witness ..... Date .....

## **GENERAL CONDITIONS OF CONTRACT**

### **A. TABLE OF CLAUSES**

1. Definitions
2. Application
3. General
4. Standards
5. Use of contract documents and information; inspection
6. Patent rights
7. Performance security
8. Inspections, tests and analysis
9. Packing
10. Delivery and documents
11. Insurance
12. Transportation
13. Incidental services
14. Spare parts
15. Warranty
16. Payment
17. Prices
18. Contract amendments
19. Assignment
20. Delays in the provider's performance
21. Penalties
22. Termination for defaults
23. Dumping and countervailing duties
24. Force Majeure
25. Termination for insolvency
26. Settlement of disputes
27. Limitation of liability
28. Governing language
29. Applicable law
30. Notices
31. Taxes and duties

## **GENERAL CONDITIONS OF CONTRACT**

### **1. Definitions**

The following terms shall be interpreted as indicated:

- 1.1 **“Closing time”** means the date and hour specified in the bidding documents for the receipt of bids.
- 1.2 **“Contract”** means the written agreement entered into between the purchaser and the provider, as recorded in the contract form signed by the parties, including all attachments and appendices thereto and all documents incorporated by reference therein.
- 1.3 **“Contract price”** means the price payable to the provider under the contract for the full and proper performance of his contractual obligations.
- 1.4 **“Corrupt practice”** means the offering, giving, receiving, or soliciting of any thing of the value to influence the action of a public official in the procurement process or in contract execution.
- 1.5 **“Countervailing duties”** are imposed in cases where an enterprise abroad is subsidized by its government and encouraged to market its products internationally.

- 1.6 **“Country of origin”** means the place where the goods were mined, grown or produced or from which the services are supplied. Goods are produced when, through manufacturing, processing or substantial and major assembly of components, a commercially recognized new product results that is substantially different in basic characteristics or in purpose or utility from its components.
- 1.7 **“Day”** means calendar day.
- 1.8 **“Delivery”** means delivery in compliance of the conditions of the contract or order.
- 1.9 **“Delivery ex stock”** means immediate delivery directly from stock actually on hand.
- 1.10 **“Delivery into consignees store or to his site”** means delivered and unloaded in the specified store or depot or on the specified site in compliance with the conditions of the contract or order, the provider bearing all risks and charges involved until the supplies are so delivered and a valid receipt is obtained.
- 1.11 **“Dumping”** occurs when a private enterprise abroad market its goods on own initiative in the RSA at lower prices than that of the country of origin and which have the potential to harm the local industries in the RSA.
- 1.12 **“Force majeure”** means an event beyond the control of the provider and not involving the provider’s fault or negligence and not foreseeable. Such events may include, but is not restricted to, acts of the purchaser in its sovereign capacity, wars or revolutions, fires, floods, epidemics, quarantine restrictions and freight embargoes.
- 1.13 **“Fraudulent practice”** means a misrepresentation of facts in order to influence a procurement process or the execution of a contract to the detriment of any bidder, and includes collusive practice among bidders (prior to or after bid submission) designed to establish bid prices at artificial non-competitive levels and to deprive the bidder of the benefits of free and open competition.
- 1.14 **“GCC”** means the General Conditions of Contract.
- 1.15 **“Goods”** means all of the equipment, machinery, and/or other materials that the provider is required to supply to the purchaser under the contract.
- 1.16 **“Imported content”** means that portion of the bidding price represented by the cost of components, parts or materials which have been or are still to be imported (whether by the provider or his subcontractors) and which costs are inclusive of the costs abroad, plus freight and other direct importation costs such as land costs, dock dues, import duty, sales duty or other similar tax or duty at the South African place of entry as well as transportation and handling charges to the factory in the Republic where the supplies covered by the bid will be manufactured.
- 1.17 **“Local content”** means that portion of the bidding price which is not included in the imported content provided that local manufacture does take place.
- 1.18 **“Manufacture”** means the production of products in a factory using labour, materials, components and machinery and includes other related value-adding activities.
- 1.19 **“Order”** means an official written order issued for the supply of goods or works or the rendering of a service.
- 1.20 **“Project site,”** where applicable, means the place indicated in bidding documents.

- 1.21 **“Purchaser”** means the organization purchasing the goods.
- 1.22 **“Republic”** means the Republic of South Africa.
- 1.23 **“SCC”** means the Special Conditions of Contract.
- 1.24 **“Services”** means those functional services ancillary to the supply of the goods, such as transportation and any other incidental services, such as installation, commissioning, provision of technical assistance, training, catering, gardening, security, maintenance and other such obligations of the provider covered under the contract.
- 1.25 **“Written”** or **“in writing”** means hand-written in ink or any form of electronic or mechanical writing.

## **2. Application**

- 2.1 These general conditions are applicable to all bids, contracts and orders including bids for functional and professional services (excluding professional services related to the building and construction industry), sales, hiring, letting and the granting or acquiring of rights, but excluding immovable property, unless otherwise in the bidding documents.
- 2.2 Where applicable, special conditions of contract are also laid down to cover specific supplies, services or works.
- 2.3 Where such special conditions of contract are in conflict with these general conditions, the special conditions shall apply.

## **3. General**

- 3.1 Unless otherwise indicated in the bidding documents, the purchaser shall not be liable for any expense incurred in the preparation and submission of a bid. Where applicable a non-refundable fee for documents may be charged.
- 3.2 Invitations to bid are usually published in locally distributed news media and in the institution's website.

## **4. Standards**

- 4.1 The goods supplied shall conform to the standards mentioned in the bidding documents and specifications.

## **5. Use of contract documents and information; inspection**

- 5.1 The provider shall not, without the purchaser's prior written consent, disclose the contract, or any provision thereof, or any specification, plan, drawing, pattern, sample, or information furnished by or on behalf of the purchaser in connection therewith, to any person other than a person employed by the provider in the performance of the contract. Disclosure to any such employed person shall be made in confidence and shall extend only so far as may be necessary for purposes of such performance.
- 5.2 The provider shall not, without the purchaser's prior written consent, make use of any document or information mentioned in GCC clause 5.1 except for purposes of performing the contract.
- 5.3 Any document, other than the contract itself mentioned in GCC clause 5.1 shall remain the property of the purchaser and shall be returned (all copies) to the purchaser on completion of the provider's performance under the contract if so required by the purchaser.

- 5.4 The provider shall permit the purchaser to inspect the provider's records relating to the performance of the provider and to have them audited by auditors appointed by the purchaser, if so required by the purchaser.

## **6. Patent rights**

- 6.1 The provider shall indemnify the purchaser against all third-party claims of infringement of patent, trademark, or industrial design rights arising from use of goods or any part thereof by the purchaser.
- 6.2 When a provider developed documentation/projects for the department or PROVINCIAL entity, the intellectual, copy and patent rights or ownership or such documents or projects will vest in the department or PROVINCIAL entity.

## **7. Performance security**

- 7.1 Within thirty (30) days of receipt of the notification of contract award, the success bidder shall furnish to the purchaser the performance security of the amount specified in SCC.
- 7.2 The proceeds of the performance security shall be payable to the purchaser as compensation for any loss resulting from the provider's failure to complete his obligations under the contract.
- 7.3 The performance security shall be denominated in the currency of the contract, or in a freely convertible currency acceptable to the purchaser and shall be in one of the following forms:
- (a) a bank guarantee or an irrevocable letter of credit issued by a reputable bank located in the purchaser's country or abroad, acceptable to the purchaser, in the form provided in the bidding documents or another form acceptable to the purchaser; or
  - (b) a cashier's or certified cheque.
- 7.4 The performance security will be discharged by the purchaser and returned to the provider not later than thirty (30) days following the date of completion of the provider's performance obligations under the contract, including any warranty obligations, unless otherwise specified.

## **8. Inspections, tests and analyses**

- 8.1 All pre-bidding testing will be for the account of the bidder.
- 8.2 If it is a bid condition that supplies to be produced or services to be rendered should at any stage during production or execution or on completion be subject to inspection, the premises of the bidder or contractor shall be open, at all reasonable hours, for inspection by a representative of the purchaser or an organization acting on behalf of the purchaser.
- 8.3 If there are no inspection requirements indicated in the bidding documents and no mention is made in the contract, but during the contract period it is decided that inspections shall be carried out, the purchaser shall itself make the necessary arrangements, including payment arrangements with the testing authority concerned.
- 8.4 If the inspections, tests and analyses referred to in clause 8.2 & 8.3 show the supplies to be in accordance with the contract requirements, the cost of the inspections, tests and analyses shall be defrayed by the purchaser.

- 8.5 Where the supplies or services referred to in clauses 8.2 and 8.3 do not comply with the contract requirements, irrespective of whether such supplies or services are accepted or not, the cost in connection with these inspections, tests or analyses shall be defrayed by the provider.
- 8.6 Supplies and services which are referred to in clauses 8.2 and 8.3 and which do not comply with the contract requirements may be rejected.
- 8.7 Any contract supplies may on or after delivery be inspected, tested or analyzed and may be rejected if found not to comply with the requirements of the contract. Such rejected supplies shall be held at the cost and risk of the provider who shall, when called upon, remove them immediately at his own cost and forthwith substitute them with supplies which do not comply with the requirements of the contract. Failing such removal, the rejected supplies shall be returned at the providers cost and risk. Should the provider fail to provide the substitute supplies forthwith, the purchaser may, without giving the provider further opportunity to substitute the rejected supplies, purchase such supplies as may be necessary at the expense of the provider.
- 8.8 The provisions of clauses 8.4 to 8.7 shall not prejudice the right of the purchaser to cancel the contract on account of a breach of the conditions thereof, or to act in terms of Clause 23 of GCC.

## **9. Packaging**

- 9.1 The provider shall provide such packaging of the goods as is required to prevent their damage or deterioration during transit to their final destination, as indicated in the contract. The packaging shall be sufficient to withstand, without limitation, rough handling during transit and exposure to extreme temperatures, salt and precipitation during transit, and open storage. Packaging, case size and weights shall take into consideration, where appropriate, the remoteness of the good's final destination and the absence of heavy handling facilities at all points in transit.
- 9.2 The packaging, marking and documentation within and outside the packages shall comply strictly with such special requirements as shall be expressly provided for in the contract, including additional requirements, if any, and in any subsequent instructions ordered by the purchaser.

## **10. Delivery and documents**

- 10.1 Delivery of the goods and arrangements for shipping and clearance obligations, shall be made by the provider in accordance with the terms specified in the contract.

## **11. Insurance**

- 11.1 The goods supplied under the contract shall be fully insured in a freely convertible currency against loss or damage incidental to manufacture or acquisition, transportation, storage and delivery in the manner specified.

## **12. Transportation**

- 12.1 Should a price other than an all-inclusive delivered price be required, this shall be specified.

## **13. Incidental services**

- 13.1** The provider may be required to provide any or all of the following services, including additional services, if any:
- (a) performance or supervision of on-site assembly and/or commissioning of the supplied goods;
  - (b) furnishing of tools required for assembly and/or maintenance of the supplied goods;
  - (c) furnishing of a detailed operations and maintenance manual for each appropriate unit of the supplied goods;
  - (d) performance or supervision or maintenance and/or repair of the supplied goods, for a period of time agreed by the parties, provided that this service shall not relieve the provider of any warranty obligations under this contract; and
  - (e) training of the purchaser's personnel, at the provider's plant and/or on-site, in assembly, start-up, operation, maintenance, and/or repair of the supplied goods.
- 13.2** Prices charged by the provider for incidental services, if not included in the contract price for the goods, shall be agreed upon in advance by the parties and shall not exceed the prevailing rates charged to other parties by the provider for similar services.

#### **14. Spare parts**

- 14.1** As specified, the provider may be required to provide any or all of the following materials, notifications, and information pertaining to spare parts manufactured or distributed by the provider:
- 1) such spare parts as the purchaser may elect to purchase from the provider, provided that this election shall not relieve the provider of any warranty obligations under the contract, and
  - 2) in the event of termination of production of the spare parts:
    - a) Advance notification to the purchaser of the pending termination, in sufficient time to permit the purchaser to procure needed requirements; and
    - b) Following such termination, furnishing at no cost to the purchaser, the blueprints, drawings, and specifications of the spare parts, if requested.

#### **15. Warranty**

- 15.1** The provider warrants that the goods supplied under the contract are new, unused, of the most recent or current models, and that they incorporate all recent improvements in design and materials unless provided otherwise in the contract. The provider further warrants that all goods supplied under this contract shall have no defect, arising from design, materials, or workmanship (except when the design and/or material is required by the purchaser's specifications) or from any act or omission of the provider, that may develop under normal use of the supplied goods in the conditions prevailing in the country of final destination.
- 15.2** This warranty shall remain valid for twelve (12) months after the goods, or any portion thereof as the case may be, have been delivered to and accepted at the final destination indicated in the contract, or for eighteen (18) months after the date of shipment from the

port or place of loading in the source country, whichever period concludes earlier, unless specified otherwise.

**15.3** The purchaser shall promptly notify the provider in writing of any claims arising under this warranty.

15.4 Upon receipt of such notice, the provider shall, within the period specified and with all reasonable speed, repair or replace the defective goods or parts thereof, without costs to the purchaser.

**15.5** If the provider, having been notified, fails to remedy the defect(s) within the period specified, the purchaser may proceed to take such remedial action as may be necessary, at the provider's risk and expense and without prejudice to any other rights which the purchaser may have against the provider under the contract.

## **16. Payment**

**16.1** The method and conditions of payment to be made to the provider under this contract shall be specified

**16.2** The provider shall furnish the purchaser with an invoice accompanied by a copy of the delivery note and upon fulfilment of other obligations stipulated in the contract.

**16.3** Payments shall be made promptly by the purchaser, but in no case later than thirty (30) days after submission of an invoice or claim by the provider.

**16.4** Payment will be made in Rand unless otherwise stipulated.

## **17. Prices**

**17.1** Prices charged by the provider for goods delivered and services performed under the contract shall not vary from the prices quoted by the provider in his bid, with the exception of any price adjustments authorized or in the purchaser's request for bid validity extension, as the case may be.

## **18. Increase/decrease of quantities**

**18.1** In cases where the estimated value of the envisaged changes in purchase does not exceed 15% of the total value of the original contract, the contractor may be instructed to deliver the revised quantities. The contractor may be approached to reduce the unit price, and such offers may be accepted provided that there is no escalation in price.

## **19. Contract amendments**

**19.1** No variation in or modification of the terms of the contract shall be made except by written amendment signed by the parties concerned.

## **20. Assignment**

**20.1** The provider shall not assign, in whole or in part, its obligations to perform under the contract, except with the purchaser's prior written consent.

## **21. Delays in the provider's performance**

**21.1** Delivery of the goods and performance of services shall be made by the provider in accordance with the time schedule prescribed by the purchaser in the contract.

**21.2** If at any time during performance of the contract, the provider or its subcontractor(s) should encounter conditions impeding timely delivery of the goods and performance of services, the provider shall promptly notify the purchaser in writing of the fact of the delay, its likely duration

and its cause(s). As soon as practicable after receipt of the provider's notice, the purchaser shall evaluate the situation and may at his discretion extend the provider's time for performance, with or without the imposition of penalties, in which case the extension shall be ratified by the parties by amendment of contract.

21.3 The right is reserved to procure outside of the contract small quantities or to have minor essential services executed if any emergency arises, the provider's point of supply is not situated at or near the place where the supplies are required, or the provider's services are not readily available.

21.4 Except as provided under GCC Clause 25, a delay by the provider in the performance of its delivery obligations shall render the provider liable to the imposition of penalties, pursuant to GCC Clause 22, unless an extension of time is agreed upon pursuant to GCC Clause 21.2 without the application of penalties.

21.5 Upon any delay beyond the delivery period in the case of a supplies contract, the purchaser shall, without canceling the contract, be entitled to purchase supplies of a similar quality and up to the same quantity in substitution of the goods not supplied in conformity with the contract and to return any goods delivered later at the provider's expense and risk, or to cancel the contract and buy such goods as may be required to complete the contract and without prejudice to his other rights, be entitled to claim damages from the provider.

## **22. Penalties**

22.1 Subject to GCC Clause 25, if the provider fails to deliver any or all of the goods or to perform the services within the period(s) specified in the contract, the purchaser shall, without prejudice to its other remedies under the contract, deduct from the contract price, as a penalty, a sum calculated on the delivered price of the delayed good or unperformed services using the current prime interest rate calculated for each day of the delay until actual delivery or performance. The purchaser may also consider termination of the contract pursuant to GCC Clause 23.

## **23. Termination for Default**

23.1 The purchaser, without prejudice to any other remedy for breach of contract, by written notice of default sent to the provider, may terminate this contract in whole or in part:

(a) if the provider fails to deliver any or all of the goods within the period(s) specified in the contract, or within any extension thereof granted by the purchaser pursuant to GCC Clause 21.2;

(b) if the provider fails to perform any other obligation(s) under the contract; or

(c) if the provider, in the judgement of the purchaser, has engaged in corrupt or fraudulent practices in competing for or in executing the contract.

23.2 In the event the purchaser terminates the contract in whole or in part, the purchaser may procure, upon such terms and in such manner as it deems appropriate, goods, works or services similar to those undelivered, and the provider shall be liable to the purchaser for any excess costs for such similar goods, works or services. However, the provider shall continue performance of the contract to the extent not terminated.

## **24. Anti-Dumping And Counter-Vailing Duties And Rights**

24.1 When, after the date of bid, provisional payments are required, or anti-dumping or countervailing duties are imposed, or the amount of a provisional payment or anti-dumping or countervailing right is increased in respect of any dumped or subsidized import, the State is not liable for any amount so required or imposed, or for the amount of any such increase. When, after the said date, such a provisional payment is no longer required or any such anti-dumping or countervailing right is abolished, or where the amount of such

provisional payment or any such right is reduced, any such favourable difference shall on demand be paid forthwith by the provider to the purchaser or the purchaser may deduct such amounts from moneys (if any) which may otherwise be due to the provider in regard to supplies or services which he delivered or rendered, or is to deliver or render in terms of the contract or any other contract or any other amount which may be due to him.

**25. Force Majeure**

25.1 Notwithstanding the provisions of GCC Clauses 22 and 23, the provider shall not be liable for forfeiture of its performance security, damages, or termination for default if and to the extent that his delay in performance or other failure to perform his obligations under the contract is the result of an event of force majeure.

25.2 If a force majeure situation arises, the provider shall promptly notify the purchaser in writing of such condition and the cause thereof. Unless otherwise directed by the purchaser in writing, the provider shall continue to perform its obligations under the contract as far as is reasonably practical, and shall seek all reasonable alternative means for performance not prevented by the force majeure event.

**26. Termination for Insolvency**

26.1 The purchaser may at any time terminate the contract by giving written notice to the provider if the provider becomes bankrupt or otherwise insolvent. In this event, termination will be without compensation to the provider, provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the purchaser,

**27. Settlement of Disputes**

27.1 If any dispute or difference of any kind whatsoever arises between the purchaser and the provider in connection with or arising out of the contract, the parties shall make every effort to resolve amicably such dispute or difference by mutual consultation.

27.2 If, after thirty (30) days, the parties have failed to resolve their dispute or difference by such mutual consultation, then either the purchaser or the provider may give notice to the other party of his intention to commence with mediation. No mediation in respect of this matter may be commenced unless such notice is given to the other party.

27.3 Should it not be possible to settle a dispute by means of mediation, it may be settled in a South African court of law.

27.4 Notwithstanding any reference to mediation and / or court proceedings herein,

(a) the parties shall continue to perform their respective obligations under the contract unless they otherwise agree; and

(b) the purchaser shall pay the provider any monies due to the provider for goods delivered and / or services rendered according to the prescripts of the contract.

**28. Limitation of Liability**

28.1 Except in cases of criminal negligence or wilful misconduct, and in the case of infringement pursuant to Clause 6;

(a) the provider shall not be liable to the purchaser, whether in contract, tort, or otherwise, for any indirect or consequential loss or damage, loss of use, loss of production, or loss of profits or interest costs, provided that this exclusion shall not apply to any obligation of the provider to pay penalties and / or damages to the purchaser; and

(b) the aggregate liability of the provider to the purchaser, whether under the contract, in tort or otherwise, shall not exceed the total contract price, provided that this limitation shall not apply to the cost of repairing or replacing defective equipment.

**29. Governing Language**

29.1 The contract shall be written in English. All correspondence and other documents pertaining to the contract that is exchanged by the parties shall also be written in English.

**30. Applicable Law**

30.1 The contract shall be interpreted in accordance with South African laws, unless otherwise specified.

**31. Notices**

31.1 Every written acceptance of a bid shall be posted to the provider concerned by registered or certified mail and any other notice to him shall be posted by ordinary mail to the address furnished in his bid or to the address notified later by him in writing and such posting shall be deemed to be proper service of such notice.

31.2 The time mentioned in the contract documents for performing any act after such aforesaid notice has been given, shall be reckoned from the date of posting of such notice.

**32. TAXES AND DUTIES**

32.1 A foreign provider shall be entirely responsible for all taxes, stamp duties, license fees, and other such levies imposed outside the purchaser's country.

32.2 A local provider shall be entirely responsible for all taxes, duties, license fees, etc, incurred until delivery of the contracted goods to the purchaser.

32.3 No contract shall be concluded with any bidder whose tax matters are not in order. Prior to the award of a bid SARS must have certified that the tax matters of the preferred bidder are in order.

**33. Transfer of Contracts**

33.1 The contractor shall not abandon, transfer, assign or sublet a contract or part thereof without the written permission of the purchaser.

**34. Amendment of Contracts**

34.1 No agreement to amend or vary a contract or order or the conditions, stipulations or provisions thereof shall be valid and of any force unless such agreement to amend or vary is entered into in writing and signed by the contracting parties. Any waiver of the requirement that the agreement to amend or vary shall be in writing, shall also be in writing.

OFFICE PRECINCT IN GQEBERA



Province of the  
**EASTERN CAPE**  
PUBLIC WORKS & INFRASTRUCTURE

## Spatial Requirements

To be completed for each building

|             |                  |           |                     |
|-------------|------------------|-----------|---------------------|
| Department: | COMMUNITY SAFETY | District: | NELSON MANDELA      |
| Town:       | PORT ELIZABETH   | Building: | NEW OFFICE PRECINCT |

| AREA PER LEVEL                          | m <sup>2</sup> | Support Areas      |     |                | Supporting which Component |          |
|-----------------------------------------|----------------|--------------------|-----|----------------|----------------------------|----------|
|                                         |                | Description        | Qty | m <sup>2</sup> | Component Name             | Area Req |
| 16                                      | 28             | Reception          | 1   | 15             |                            | 15       |
| 15                                      | 24             | Waiting Area       | 1   | 35             |                            | 35       |
| 14                                      | 20             | Store Room         | 1   | 10             |                            | 10       |
| 13                                      | 16             | Strong Room        | 1   | 10             |                            | 10       |
| 11-12                                   | 12             | Registry           | 1   | 20             |                            | 20       |
| SEC                                     | 12             | Main Boardroom     | 1   | 100            |                            | 100      |
| 9-10                                    | 9              | Sick Bay           | 1   | 12             |                            | 12       |
| ADMIN                                   | 6              | Cleaner Store Room | 1   | 8              |                            | 8        |
| DRIVER / CLEANER                        | 3              | Pause Room         | 1   | 10             |                            | 10       |
| PLUS CIRCULATION                        | 10,00%         | Server Room        | 1   | 8              |                            | 8        |
| * Please do not alter the table above * |                |                    |     |                |                            |          |
| Other Please Specify                    |                |                    |     |                |                            |          |
|                                         |                | Control Room       | 1   | 12             |                            | 12       |
|                                         |                | Cleaner Room       | 1   | 8              |                            | 8        |
|                                         |                | Interview Room     | 1   | 12             |                            | 12       |
|                                         |                | Canteen            | 1   | 24             |                            | 24       |
| Sub Total                               |                |                    |     |                |                            | 284      |

| Office area Requirements |                      | Levels |    |    |    |    |    |      |       |                  |                | Area Req: |
|--------------------------|----------------------|--------|----|----|----|----|----|------|-------|------------------|----------------|-----------|
| Component                |                      | 16     | 15 | 14 | 13 | 12 | PA | 9 10 | Admin | Driver / cleaner | m <sup>2</sup> |           |
| 1                        | DIRECTOR             | 0      | 0  | 0  | 1  | 0  | 0  | 0    | 0     | 0                | 17,6           |           |
| 2                        | DISTRICT MANAGER     | 0      | 0  | 0  | 0  | 1  | 0  | 0    | 0     | 0                | 13,2           |           |
| 3                        | ASSISTANT MANAGER    | 0      | 0  | 0  | 0  | 0  | 0  | 1    | 0     | 0                | 9,9            |           |
| 4                        | ASSISTANT MANAGER    | 0      | 0  | 0  | 0  | 0  | 0  | 1    | 0     | 0                | 9,9            |           |
| 5                        | COMM.LIAISON OFFICER | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 1     | 0                | 6,6            |           |
| 6                        | COMM.LIAISON OFFICER | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 1     | 0                | 6,6            |           |
| 7                        | COMM.LIAISON OFFICER | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 1     | 0                | 6,6            |           |
| 8                        | ADMIN CLERKS         | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 2     | 0                | 13,2           |           |
| 9                        | CLEANER              | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 1                | 3,3            |           |
| 10                       | DRIVER               | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 1                | 3,3            |           |
| Sub Total                |                      |        |    |    |    |    |    |      |       |                  | 90,2           |           |

|                                |                               |
|--------------------------------|-------------------------------|
| Complied by: <u>P. Yoorlag</u> | Verified by: <u>AS MAKATI</u> |
| Date: <u>20/05/2025</u>        | Date: <u>2025/05/20</u>       |
| Signature: <u>[Signature]</u>  | Signature: <u>[Signature]</u> |
| Approved by: <u>N. Libala</u>  |                               |
| Date: <u>23/05/2025</u>        |                               |
| Signature: <u>[Signature]</u>  |                               |

Pg. 1 of 3

DRPW - Spatial template version 2

## Spatial Requirements - pg. 2

| Office area Requirements |           | Levels |    |    |    |    |    |      |       |                  | Area Req:      |
|--------------------------|-----------|--------|----|----|----|----|----|------|-------|------------------|----------------|
| Component                |           | 16     | 15 | 14 | 13 | 12 | PA | 9 10 | Admin | Driver / cleaner | m <sup>2</sup> |
| 11                       | INTERNS   | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 2     | 0                | 13,2           |
| 12                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 13                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 14                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 15                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 16                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 17                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 18                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 19                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 20                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 21                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 22                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 23                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 24                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 25                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 26                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 27                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 28                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 29                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 30                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| Sub Total                |           |        |    |    |    |    |    |      |       |                  | 13,2           |

|                                                                                                                                        |                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Complied by: <u>P. Yooxlag</u><br>Date: <u>20/05/2025</u><br>Signature: <u>[Signature]</u>                                             | Verified by: <u>AS M. KRAMI</u><br>Date: <u>20/05/2025</u><br>Signature: <u>[Signature]</u> |
| Approved by: <u>N. Libale</u><br>Date: <u>23/05/2025</u><br>Signature: <u>[Signature]</u>                                              |                                                                                             |
| Pg. <span style="border: 1px solid black; padding: 0 5px;">2</span> of <span style="border: 1px solid black; padding: 0 5px;">3</span> |                                                                                             |

## Spatial Requirements - pg. 3

| Additional Cellular Offices |           | Levels |    |    |   |   |   |    |
|-----------------------------|-----------|--------|----|----|---|---|---|----|
| Component                   |           | 12     | 11 | 10 | 9 | 8 | 7 | PA |
| 1                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 2                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 3                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 4                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 5                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 6                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 7                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 8                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 9                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 10                          | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |

| Spatial Summary |                      |
|-----------------|----------------------|
| Space Type      | Area                 |
| Office Area     | 103,4 m <sup>2</sup> |
| Support Area    | 284 m <sup>2</sup>   |

|            |                      |
|------------|----------------------|
| Total area | 387,4 m <sup>2</sup> |
|------------|----------------------|

|                       |       |
|-----------------------|-------|
| plus 5% 3 year growth | 16,30 |
|-----------------------|-------|

|                           |                             |
|---------------------------|-----------------------------|
| <b>TOTAL USEABLE AREA</b> | <b>403,70 m<sup>2</sup></b> |
|---------------------------|-----------------------------|

Note: Cellular offices only for level 13 and above, If additional offices are required for specialized services please in the above table - Motivation letter to accompany this document.

Remarks / Comments:

**10 Parking Bays are required for state vehicles, managers & stakeholders/visitors.**  
**Please allocate cellular office for the Director, District Manager and 2 Assistant Managers.**

|                                                                                                                                       |                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Complied by: <u>P. Ycorstas</u><br>Date: <u>20/05/2025</u><br>Signature: <u>[Signature]</u>                                           | Verified by: <u>AS M. K. R. M.</u><br>Date: <u>20/05/2025</u><br>Signature: <u>[Signature]</u> |
| Approved by: <u>N. [Signature]</u><br>Date: <u>23/05/2025</u><br>Signature: <u>[Signature]</u>                                        |                                                                                                |
| Pg <span style="border: 1px solid black; padding: 0 5px;">3</span> of <span style="border: 1px solid black; padding: 0 5px;">3</span> |                                                                                                |

## OFFICE PRECINCT IN GQEBERA



Province of the  
**EASTERN CAPE**  
PUBLIC WORKS & INFRASTRUCTURE

## Spatial Requirements

To be completed for each building

|             |                  |           |                     |
|-------------|------------------|-----------|---------------------|
| Department: | COMMUNITY SAFETY | District: | SARAH BAARTMAN      |
| Town:       | GQEBERA          | Building: | NEW OFFICE PRECINCT |

| AREA PER LEVEL   | m <sup>2</sup> | Support Areas      |     | Supporting which Component |          |
|------------------|----------------|--------------------|-----|----------------------------|----------|
|                  |                | Description        | Qty | m <sup>2</sup>             | Area Req |
| 16               | 28             | Reception          | 1   | 15                         | 15       |
| 15               | 24             | Waiting Area       | 1   | 35                         | 35       |
| 14               | 20             | Store Room         | 1   | 10                         | 10       |
| 13               | 16             | Strong Room        | 1   | 10                         | 10       |
| 11-12            | 12             | Registry           | 1   | 20                         | 20       |
| SEC              | 12             | Main Boardroom     | 1   | 100                        | 100      |
| 9-10             | 9              | Sick Bay           | 1   | 12                         | 12       |
| ADMIN            | 6              | Cleaner Store Room | 1   | 8                          | 8        |
| DRIVER / CLEANER | 3              | Pause Room         | 1   | 10                         | 10       |
| PLUS CIRCULATION | 10,00%         | Server Room        | 1   | 8                          | 8        |

\* Please do not alter the table above \*

Other Please Specify

|                |   |    |  |     |
|----------------|---|----|--|-----|
| Control Room   | 1 | 12 |  | 12  |
| Cleaner Room   | 1 | 8  |  | 8   |
| Interview Room | 1 | 12 |  | 12  |
| Canteen        | 1 | 24 |  | 24  |
| Sub Total      |   |    |  | 284 |

| Office area Requirements |                      | Levels |    |    |    |    |    |      |       |                  |                | Area Req: |
|--------------------------|----------------------|--------|----|----|----|----|----|------|-------|------------------|----------------|-----------|
| Component                |                      | 16     | 15 | 14 | 13 | 12 | PA | 9 10 | Admin | Driver / cleaner | m <sup>2</sup> |           |
| 1                        | DIRECTOR             | 0      | 0  | 0  | 1  | 0  | 0  | 0    | 0     | 0                | 17,6           |           |
| 2                        | DISTRICT MANAGER     | 0      | 0  | 0  | 0  | 1  | 0  | 0    | 0     | 0                | 13,2           |           |
| 3                        | ASSISTANT MANAGER    | 0      | 0  | 0  | 0  | 0  | 0  | 1    | 0     | 0                | 9,9            |           |
| 4                        | ASSISTANT MANAGER    | 0      | 0  | 0  | 0  | 0  | 0  | 1    | 0     | 0                | 9,9            |           |
| 5                        | COMM.LIAISON OFFICER | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 1     | 0                | 6,6            |           |
| 6                        | COMM.LIAISON OFFICER | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 1     | 0                | 6,6            |           |
| 7                        | COMM.LIAISON OFFICER | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 1     | 0                | 6,6            |           |
| 8                        | ADMIN CLERKS         | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 2     | 0                | 13,2           |           |
| 9                        | CLEANER              | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 1                | 3,3            |           |
| 10                       | DRIVER               | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 1                | 3,3            |           |
| Sub Total                |                      |        |    |    |    |    |    |      |       |                  | 90,2           |           |

|                                |                               |
|--------------------------------|-------------------------------|
| Complied by: <u>P. Voordag</u> | Verified by: <u>AS MAKH1</u>  |
| Date: <u>20/05/2028</u>        | Date: <u>2025/05/20</u>       |
| Signature: <u>[Signature]</u>  | Signature: <u>[Signature]</u> |
| Approved by: <u>N. Libala</u>  |                               |
| Date: <u>28/05/2028</u>        |                               |
| Signature: <u>[Signature]</u>  |                               |
| Pg. <u>1</u> of <u>3</u>       |                               |

DRPW - Spatial template version 2

## Spatial Requirements - pg. 2

| Office area Requirements |           | Levels |    |    |    |    |    |      |       |                  | Area Req:      |
|--------------------------|-----------|--------|----|----|----|----|----|------|-------|------------------|----------------|
| Component                |           | 16     | 15 | 14 | 13 | 12 | PA | 9 10 | Admin | Driver / cleaner | m <sup>2</sup> |
| 11                       | INTERNS   | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 2     | 0                | 13,2           |
| 12                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 13                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 14                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 15                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 16                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 17                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 18                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 19                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 20                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 21                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 22                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 23                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 24                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 25                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 26                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 27                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 28                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 29                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| 30                       | Edit Name | 0      | 0  | 0  | 0  | 0  | 0  | 0    | 0     | 0                | 0              |
| Sub Total                |           |        |    |    |    |    |    |      |       |                  | 13,2           |

|                                  |                               |
|----------------------------------|-------------------------------|
| Complied by: <u>P. Vpoorslag</u> | Verified by: <u>AS MAKAM</u>  |
| Date: <u>20/05/2025</u>          | Date: <u>2024/05/20</u>       |
| Signature: <u>[Signature]</u>    | Signature: <u>[Signature]</u> |
| Approved by: <u>N. Lebala</u>    |                               |
| Date: <u>23/05/2025</u>          |                               |
| Signature: <u>[Signature]</u>    |                               |
| Pg. <u>2</u> of <u>3</u>         |                               |

## Spatial Requirements - pg. 3

| Additional Cellular Offices |           | Levels |    |    |   |   |   |    |
|-----------------------------|-----------|--------|----|----|---|---|---|----|
| Component                   |           | 12     | 11 | 10 | 9 | 8 | 7 | PA |
| 1                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 2                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 3                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 4                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 5                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 6                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 7                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 8                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 9                           | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |
| 10                          | Edit Name | 0      | 0  | 0  | 0 | 0 | 0 | 0  |

| Spatial Summary           |                             |
|---------------------------|-----------------------------|
| Space Type                | Area                        |
| Office Area               | 103,4 m <sup>2</sup>        |
| Support Area              | 284 m <sup>2</sup>          |
| <b>Total area</b>         | <b>387,4 m<sup>2</sup></b>  |
| plus 5% 3 year growth     | 16,30                       |
| <b>TOTAL USEABLE AREA</b> | <b>403,70 m<sup>2</sup></b> |

Note: Cellular offices only for level 13 and above. If additional offices are required for specialized services please in the above table - Motivation letter to accompany this document.

Remarks / Comments:

**10 Parking Bays** are required for state vehicles, managers & stakeholders/visitors.  
Please allocate cellular office for the Director, District Manager and 2 Assistant Managers.

|                                                                                                                                       |                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Complied by: <u>P. Voordag</u><br>Date: <u>20/05/2025</u><br>Signature: <u>[Signature]</u>                                            | Verified by: <u>AS MAKH</u><br>Date: <u>20/05/20</u><br>Signature: <u>[Signature]</u> |
| Approved by: <u>N. Libala</u><br>Date: <u>23/05/2028</u><br>Signature: <u>[Signature]</u>                                             |                                                                                       |
| Pg <span style="border: 1px solid black; padding: 0 5px;">3</span> of <span style="border: 1px solid black; padding: 0 5px;">3</span> |                                                                                       |