



CCMA/2025/10/JHB

**PROVISIONING OF OFFICE AND PARKING SPACE ON A LEASE AGREEMENT FOR
THE CCMA JOHANNESBURG OFFICE FOR A PERIOD OF FIVE (5) YEARS.**

A Compulsory Briefing Session will be held as follows:

Date: 07 August 2026 at 11:00 AM Through Microsoft Teams (Virtual)

Bid Closing Date, time and venue:

31 August 2026 at 11:00 AM

**at CCMA National Office, 28 Harrison Street, JCI Building, 12th Floor, Johannesburg
(Deposit in the tender box)**

COMPULSORY BRIEFING SESSION:

BELOW IS THE LINK TO ACCESS THE COMPULSORY BRIEFING SESSION

(ctrl+click)

Microsoft Teams meeting

Join:

<https://teams.microsoft.com/meet/391666909255193?p=j1W8yumf2Q3ZRad08n>

Meeting ID: 391 666 909 255 193

Passcode: 4SC6NK3q

It is the responsibility of bidders to ensure that they can access the briefing link before the briefing session.

FAILURE TO ATTEND THE VIRTUAL BRIEFING SESSION WILL LEAD TO DISQUALIFICATION OF THE BID

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SECTION 1: GENERAL CONDITIONS OF BID

1. Proprietary Information

CCMA considers this Request for Proposal (RFP) and all related information, either written or verbal, which is provided to the respondent, to be proprietary to CCMA. It shall be kept confidential by the respondent and its officers, employees, agents and representatives. The respondent shall not disclose, publish, or advertise this RFP or related information to any third party without the prior written consent of CCMA.

2. Enquiries

- 2.1 All communication and attempts to solicit information of any kind relative to this RFP should be channelled **in writing** to:

Name:	Mr. Phathutshedzo Mulandana
Telephone Number:	+27 11 377 6717
Email address:	Tenderenquiries@ccma.org.za

- 2.2 Closing date for enquiries in relation to this RFP will be **12 August 2026 at 16:00**.
- 2.3 The enquiries will be consolidated, and CCMA will issue one response and such response will be posted, within two days after the last day of enquiries, onto the CCMA website (www.ccma.org.za) under tenders i.e. next to the same RFP document.
- 2.4 The CCMA may respond to any enquiry in its absolute discretion and the bidder acknowledges that it will have no claim against the CCMA on the basis that its bid was disadvantaged by lack of information, or inability to resolve ambiguities.

3. Bid Validity Period

Responses to this RFP received from bidders will be valid for a period of **120** days counted from the bid closing date.

4. Instructions on submission of Bids

- 4.1 Bids should be submitted as 2 hard copies (original and copy) and one electronic copy (on USB) in PDF format all bound in a sealed envelope endorsed, **CCMA/2025/10/JHB: PROVISIONING OF OFFICE AND PARKING SPACE ON A LEASE AGREEMENT FOR THE CCMA JOHANNESBURG OFFICE FOR A PERIOD OF FIVE (5) YEARS**. The sealed envelope must be placed in the bid box at the Main Reception

area of the CCMA National Office, 28 Harrison Street, JCI Building, 12th Floor, Johannesburg, 2001 by no later than **11:00 AM [Telkom time] on 31 August 2026.**

- 4.2** Bids must be submitted in the prescribed response format, herein reflected as **Response Format.**
- 4.3** The bid closing date, bidder name and the return address must also be endorsed on the envelope.
- 4.4** If a courier service company is being used for delivery of the bid response, the bid description must be endorsed on the delivery note/courier packaging and the courier must ensure that documents are placed / deposited into the bid box found on the 12th floor Reception area, JCI Building, 28 Harrison Street, Johannesburg, 2001. **The CCMA will not be held responsible for any delays where bid documents are handed to the CCMA Receptionist/ officials.**
- 4.5** No bid response received by telegram, telex, email, facsimile or similar medium will be considered.
- 4.6** Where a bid response is not in the bid box at the time of the bid closing, such a bid document will be regarded as a late bid. **It is the CCMA's policy not to consider late bids for tender evaluation.**

5. Preparation of Bid Response

- 5.1** All the documentation submitted in response to this RFP must be in English.
- 5.2** The bidder is responsible for all the costs that it shall incur related to the preparation and submission of the bid document.
- 5.3** Bids submitted by bidders which are, or comprised of companies must be signed by a person or persons duly authorised thereto by a resolution of the applicable Board of Directors, a copy of which Resolution, duly certified, must be submitted with the bid.
- 5.4** The bidder should check the numbers of the pages of its bid to satisfy itself that none of their documents are missing or duplicated. No liability will be accepted by CCMA in regard to anything arising from the fact that pages/documents of a bid are missing or duplicated.
- 5.5** A valid Tax Clearance Certificate with the tax compliance status PIN must be included in the bid response to verify bidders' tax compliance status.
- 5.6** All bidders must be registered on the Central Supplier Database (CSD) prior to submitting bids and include in their bid a copy of their Master Registration Number (Supplier Number) in order for CCMA to verify the bidder's tax status on CSD and other Governing compliances.

6. Supplier Performance Management

Supplier Performance Management is viewed by the CCMA as a critical component in ensuring value for money acquisition and good supplier / or service provider relations between the CCMA and all its suppliers.

The successful bidder shall, upon receipt of written notification of an award, be required to conclude a Service Level Agreement (SLA) with the CCMA, which will form an integral part of the supply agreement. The SLA will serve as a tool to measure, monitor and assess the supplier 's performance and ensure effective delivery of service, quality and value-add to CCMA's business.

7. Supplier Development

The CCMA promotes enterprise development. In this regard, successful bidders may be required to mentor SMMEs and/ or Youth-Owned businesses. The implications of such arrangement will be subject to negotiations between the CCMA and the successful bidder.

8. CCMA's Rights

- 8.1** The CCMA is entitled to amend any bid conditions, bid validity period, RFP specifications, or extend the bid closing date, all before the bid closing date. All bidders, to whom the RFP documents have been issued and where the CCMA has record of such bidders, may be advised in writing of such amendments in good time and any such changes will be posted on the CCMA's website under the relevant tender information. All prospective bidders should therefore ensure that they visit the website regularly and before they submit their bid response to ensure that they are kept updated on any amendments in this regard.
- 8.2** The CCMA reserves the right not to accept the lowest priced bid or any bid in part or in whole. The CCMA normally awards the contract to the bidder who proves to be fully capable of handling the contract and whose bid is functionally acceptable and/or financially advantageous to the CCMA in line with the bid specification.
- 8.3** The CCMA reserves the right to award this bid as a whole or in part.
- 8.4** The CCMA reserves the right to verify the validity of any submitted documents during the evaluation process and to request clarification i.e., reference letter, certificates, or qualifications. Any document that cannot be verified by the CCMA will not be considered for evaluation purposes, and no points will be allocated in respect of such document.

- 8.5 The CCMA reserves the right to consider the guidelines for consultants as provided in the **National Treasury Instruction 01 of 2024/2025: Cost Containment Measures**, where relevant.
- 8.6 The CCMA reserves the right to request all relevant information, agreements and other documents to verify information supplied in the bid response. The bidder hereby gives consent to the CCMA to conduct background checks on the bidding entity and any of its directors / trustees / shareholders / members.
- 8.7 Any bidder found to have submitted fraudulent, false, or misleading information may be disqualified from the bid process. The CCMA reserves the right to report such matters to National Treasury in terms of SCM Instruction No. 03 of 2021/22 and may take further action, including referral for criminal investigation where applicable.

9. Undertakings by the Bidder

- 9.1 By submitting a bid in response to the RFP, the bidder will be taken to offer to render all or any of the services described in the bid response submitted by it to the CCMA on the terms and conditions and in accordance with the specifications stipulated in this RFP document.
- 9.2 The bidder may be required to attend an interview should CCMA require such and the bidder shall be notified thereof in good time before the actual presentation date. Such interview may include a practical demonstration of understanding products or services as called for in this RFP.
- 9.3 The bidder agrees that the offer contained in its bid shall remain binding upon him/her and receptive for acceptance by the CCMA during the bid validity period indicated in the RFP and calculated from the bid closing hour and date such offer and its acceptance shall be subject to the terms and conditions contained in this RFP document read with the bid.
- 9.4 The bidder furthermore confirms that he/she has satisfied himself/herself as to the correctness and validity of his/her bid response; that the price(s) and rate(s) quoted cover all the work/item(s) specified in the bid response documents; and that the price(s) and rate(s) cover all his/her obligations under a resulting contract for the services contemplated in this RFP; and that he/she accepts that any mistakes regarding price(s) and calculations will be at his/her risk.
- 9.5 It is the responsibility of the bidder to ensure that all supporting documentation submitted as part of the bid is valid and compliant with the requirements of this bid at the closing date.
- 9.6 The successful bidder accepts full responsibility for the proper execution and fulfilment of all obligations and conditions devolving on him/her under the supply agreement and SLA to be concluded with CCMA, as the principal(s) liable for the due fulfilment of such contract.

- 9.7 The bidder accepts that all costs incurred in the preparation, presentation and demonstration of the solution offered by it shall be for the account of the bidder. All supporting documentation and manuals submitted with its bid will become CCMA property unless otherwise stated by the bidder/s at the time of submission.

10. Reasons for disqualification

- 10.1 The CCMA reserves the right to disqualify any bidder which does any one or more of the following, and such disqualification may take place without prior notice to the offending bidder, however the bidder will be notified in writing of such disqualification:
- 10.1.1 Bidders who fail to comply with the National Treasury Directives with regard to Tax Compliance Matters;
 - 10.1.2 Bidders who submit incomplete information and documentation according to the requirements of this RFP document;
 - 10.1.3 Bidders who submit information that is fraudulent, factually untrue or inaccurate;
 - 10.1.4 Bidders who receive information not available to other potential bidders through fraudulent means;
 - 10.1.5 Bidders who do not comply with **mandatory requirements** if stipulated in the RFP document; and/or
 - 10.1.6 Bidders who fail to attend a compulsory briefing session if stipulated in the tender advert and/ or in this RFP document.

11. Response Format (Returnable Schedules)

Bidders shall submit their bid responses in accordance with the response format specified below (each schedule must be clearly marked):

- 11.1 **Cover Page:** (the cover page must clearly indicate the RFP reference number, bid description and the bidder's name)
- 11.2 **Schedule 1:**
- 11.2.1 Executive Summary
 - 11.2.2 RFP document (duly completed and signed)
 - 11.2.3 Copy of Company Registration Documents
 - 11.2.4 Copy of Identity Documents of the owner(s)
 - 11.2.5 Proof of Medical Certificate confirming disability of the owner(s) (if applicable)

11.2.6 Latest Central Supplier Database Report

11.3 Schedule 2

- 11.3.1 Valid tax clearance certificate(s), A tax compliance status PIN must be included in the bid response to verify bidders' tax compliance status;
- 11.3.2 Annexure 2: SBD 1 (duly completed and signed)
- 11.3.3 Annexure 3: SBD 3.3 (duly completed and signed);
- 11.3.4 Annexure 4: SBD 4 (duly completed and signed);
- 11.3.5 Annexure 5: SBD 6.1 (duly completed and signed)
- 11.3.6 Annexure 6: SBD 7.2 (duly completed and signed);
- 11.3.7 Annexure 7: CCMA's Standard Condition of bid and General Condition of Contract (signed)
- 11.3.8 Annexure 8: POPIA consent form (duly completed and signed)
- 11.3.9 Financial Statements for the latest financial year signed by an independent registered Accountant.
- 11.3.10 Copy of Joint Venture/ Consortium/ Subcontracting Agreement duly signed by all parties (if applicable).
- 11.3.11 BBBEE Certificate

Note: If a bidder is a Consortium, Joint Venture or Prime Contractor with Subcontractor(s), the documents listed above (11.3.1 - 11.3.6) must be submitted for each Consortium/ JV member or Prime Contractor and Subcontractor(s).

11.4 Schedule 3:

- 11.4.1 Response to Section 2 of this document, in line with the format indicated in this RFP document.

12. Bid Proposals screening

Bids shall be screened in terms of the following process and conditions:

12.1 Initial Screening: During this phase, bid responses will be reviewed for the purposes of assessing compliance with RFP requirements including the general bid conditions, which requirements include the following:

- Submission of a valid Tax Clearance Certificate with a tax compliance status PIN.
- Submission of Company Registration Documents.
- Submission of copy of Identity Document(s).
- Proof Medical Certificate confirming disability of the owner(s) (if applicable).
- Submission of the latest Central Supplier Database report.
- Completion of all Standard Bidding Documents and other requirements, as reflected in this RFP.

SECTION 2: INTRODUCTION AND BACKGROUND

1 INTRODUCTION AND BACKGROUND

(For purposes of this specification, the term 'Landlord shall refer to the Service Provider/ Bidder)

1. The Commission for Conciliation, Mediation and Arbitration (CCMA) is an independent and autonomous organization that was established by the Labour Relations Act of 1995 (LRA) to deliver dispute prevention and resolution services to the people of South Africa. The core mandate of the CCMA, as one of the organizations charged with implementing the LRA, is derived from the purpose of the LRA which, amongst others, is to advance economic development, social justice, labour peace and the democratization of the workplace.
2. The CCMA invites prospective bidders who can supply office accommodation and parking within Marshalltown in Johannesburg. The required CCMA office space comprises of a Gross Lettable Area (GLA) of 2928.60m² determined by the attached Space Planning Calculations (See Annexure A), for a lease term of five (5) years. The anticipated occupation date is 01 July 2027. Any renovations/alterations must be completed a week prior to the occupation date.
3. The characteristics of the building / premises should be a typical high people traffic volume facility with offices, boardrooms, a training room, mediation rooms, and typical open plan office space accommodation which need to be easily assimilated on the premises.
4. Preferably, the location of the facility should be within 2.5km walking distance to public transport services, clearly visible from major local traffic routes and unimpeded entrance to the public area from street level, ideally within proximity of public parking facilities. It is a further pre-requisite that the proposed new premises must provide fifty (50) parking bays. With a minimum of twenty -one (21) onsite parking bays including one (01) which must comply with the disability requirements, and twenty-nine (29) parking bays, which should not be more than 100 meters away from the office.
5. The CCMA would like to lease office accommodation in a secured location. This will be applicable irrespective of whether the lease is a single or multi-tenant building. Landlord to provide building physical guarding services at all main entrance and exit points 24hours/7days a week at their own cost.

Notes:

- * The landlord to provide handheld metal detector/s at main entrance/s, monitored by Landlord's Security at all entrance points.
- * The landlord must ensure that any security services provided at the leased premises, whether rendered directly by the landlord or through a third-party security service provider appointed by the landlord comply with all applicable legislative and regulatory requirements throughout the contract period. This includes ensuring that the security service provider and all deployed security personnel

are registered with the Private Security Industry Regulatory Authority (PSIRA); are registered with and in good standing with the Compensation Fund (COIDA); maintain valid public liability insurance; hold valid ICASA and firearm licenses where applicable; have proof of registration with, or a Letter of Good Standing from the Security Sector Provident Fund; possess a valid Letter of Good Standing with Affinity Health where required in terms of the National Bargaining Council for the Private Security Sector Main Collective Agreement; and provide proof of registration with and compliance with the National Bargaining Council for the Private Security Sector. Evidence of compliance may be requested by the CCMA at any stage during the contract period.

6. The landlord, at their cost will be required to have a full Registered Professional team which should include, but not limited to a (Quantity Surveyor, Architects, Space Planner and Main Contractor) to assist with the internal fit-out of the premises to ensure conformance to all applicable South African statutory regulations, Acts, and the CCMA's specific fit-out requirements (Tenant Installation (TI)). Details of the landlord's proposed professional team for the project must be provided as part of the technical information required in this bid document. The said professional team will be responsible for, among others:
 - ✚ Layout designs and detailed spatial planning, and where necessary core drilling for network cables, in consultation with the CCMA team,
 - ✚ Conceptual working drawings specific to the selected premises
 - ✚ Secure the necessary municipal approvals.
 - ✚ Prepare two comprehensive Bill of Quantities (BOQ). The one BOQ must outline the landlord's base build cost and the second one must outline the tenant allowance and tenant specific items. The BOQ must be prepared and submitted by the landlord at the time of submitting the bid. The prepared BOQ should be in line but not limited to the scope of work and tenant installation scope of work.
7. Cognizance is given to the fact that the CCMA corporate requirements are specific, and bidders may not have compliance with these requirements before entering a contract with the CCMA. Bidders are, however, directed to undertake to have such compliance with these items after an award is made, but prior to occupation.
8. In addition, the CCMA will require that the successful bidder is compliant (and will so warrant) with all legislation in respect of all persons in its employ or contracted by the bidder to provide services at the premises in question.

REGULATIONS AND BY-LAWS

9. The installation shall, in addition to the standards specified under individual subsections of this specification, comply with SANS 10400 (National Building Regulations), the South African Municipal Regulations and all applicable By-laws, any variation from these shall be brought to the attention of the CCMA.
10. All skilled artisans shall be properly qualified, and proven ability shall be employed on the services described in this specification.
11. Quality of workmanship shall be of prime importance and to the satisfaction of the CCMA. Poor workmanship will be rejected, and corrective measures shall be undertaken by the bidder at his own cost.

SCOPE OF WORK

Scope of work means that the bidder understands the below requirements and will be expected to deliver as per the requirements below:

2.1 Office Space Requirements

1.	Province	Gauteng
2.	The location of the facility must be within 2.5km walking distance of public transport services, i.e. taxis, buses, and trains in the Marshalltown in Johannesburg, clearly visible from major local traffic routes.	Marshalltown in Johannesburg
3.	The required CCMA office space should be a total GLA of 2928.60m ² (as per space planning Annexure A) Including passages and public areas.	Total GLA 2928.60m ²
4.	Term of Lease	Five (5) years
5.	The required square meters of the building must exist at the close of bid.	
6.	Building must exist at the close of bid	
7.	a) Confirmation that the designated building is not a heritage building. ("Heritage building" is a building possessing architectural, aesthetic, historic or cultural values which is declared as heritage building by the Planning Authority/Heritage conservation committee or any other Competent Authority in whose jurisdiction such building is situated). b) . Not sharing with any entity that offers labour or legal services and related organizations (Including but not limited to i.e. legal firm/attorneys/lawyers/advocates doing labour disputes, union or federation, labour broker, employer organizations, Non-Profit Organisations Intermediary Institutions such as Insurance brokers upon occupation and for the duration of the lease period. c) CCMA Regional office must not share with the National Office. d) The CCMA may share with a Bargaining council. e) For convenience purposes, the floors to be leased must be consecutive for the CCMA occupation if the building is a multi-tenant building. i.e., no other occupants in between from the ground floor to the other floors being leased. f) The building must be in a safe environment. NB: CCMA may share with medical facilities but limited to small doctors' practices such as general practitioners and specialists. This excludes hospitals, pathological laboratories, clinics and mortuaries.	
8.	The Landlord must ensure that the building has windows and air-conditioning units which are fully functional and maintained as per (OHS) regulatory requirements for the duration of the lease (and a combination of single units for offices, hearing rooms, training rooms, boardrooms and central air-conditioning system for the public area and open	

	working area.
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2.2 Tenant Installation (TI) scope of work (The Cost to be included in Tenant Installation (TI))

- NB: The Landlord must submit proof of all the necessary tenant installation (TI) and third-party insurance including all third-party insurance covers prior to tenant installation (TI) commencement.

The Landlord will be expected to prepare the CCMA tenant Installation (TI) as per the CCMA requirements outlined below. The Landlord is also expected to prepare two (2) Bill of Quantities (BOQ) pertaining to the TI requirements as indicated below:

ITEM	BASE BUILD (LANDLORDS RESPONSIBILITY)	TENANT ALLOWANCE	TENANT SPECIFIC ITEMS
SIGNAGE			
INTERNAL			
Signage	Inter-leading glass doors a) Compliance –OHS (fire, toilets, emergency evacuation plan etc. – Health and Safety requirements) b) Lift landing c) Frosted glass d) 'No smoking' signage e) 'Reception' signage f) Waiting area Signage g) Referrals' Signage h) Hearing room signage i) External Signage	j) Board Room numbering k) SAT cubicle numbering l) Directional signage (The quantity will depend on space planning template, floor plate, building design and layout)	Aluminum notice boards in foyers
Visible Building Signage	Side view panels in all boardrooms on door handle side or on the door	Visible	Frosted glass panels, Height – 1895mm Width – 595 mm
EXTERNAL			
Visible Building signage	Building and Window Signage Shop Front	Shop front signage (If applicable)	
MAINTENANCE			
Fire Detection	a) Supply and installation of fire detection		

ITEM	BASE BUILD (LANDLORDS RESPONSIBILITY)	TENANT ALLOWANCE	TENANT SPECIFIC ITEMS
	system for all the areas in terms of the Occupational Health and Safety (OHS) Act and Building Regulations. b) Any fire protection systems (fire hose, hydrants, sprinkle system, fire extinguishers) Annual maintenance and service reports required as per the OEM maintenance schedule. c) Annual fire assessment certificate		
Windows	External Windows to be cleaned at a minimum of bi-annually.		
Lifts	Lifts must be serviced, maintained and inspected in line with OEM by lift technician and/or registered lift inspector and Comprehensive Report (annexure B) issued by registered lift inspector every two years.		
Fully Functional Air-conditioning systems are required in all areas	Maintenance of air-conditioners will be as per manufacturer specification. Filters to be chemically cleaned or replaced as and when required and that the servicing would be the responsibility of the Landlord. The air-conditioning system must be always fully functional and maintained as per regulatory requirements at the cost of the landlord.		
SECURITY			
ACCESS CONTROL			
Entries & exits on leased area	It is the Landlord's responsibility to provide office and parking area two-way access biometrics with card and finger recognition with a maintenance contract funded by the landlord. Fire escape doors fitted with biometric scanners linked to fire alarm.	Landlord to provide dual end to end solution (card & finger) Biometrics; finger scanning devices installed with	

ITEM	BASE BUILD (LANDLORDS RESPONSIBILITY)	TENANT ALLOWANCE	TENANT SPECIFIC ITEMS
	Emergency break glass units installed on all fire exits. It is the Landlord's responsibility to link the emergency break glass unit with the fire alarm.	maintenance contract for all entry and exit points of the leased premises. Make provision to separate private/staff and public areas.	
Landlord to Install CCTV cameras on common areas: all entrances, exits, Parking and Foyers. Landlord to Install CCTV Cameras on Leased Space Landlord must make provision for the installation of CCMA owned walk through metal detectors.	Landlord to install and maintain CCTV cameras as well as monitor common areas. Common area to be monitored by the Landlord. Blind spots to be monitored by the Landlord.	Installed with maintenance contract (Including software, hardware, and training). Leased area to be monitored by the Landlord. CCTV cameras signage to be installed.	Common Area
Gun Safe	Landlord to have (gun-handling graded security staff) a) The building must be a weapon-free zone, and the CCMA will require twenty-four (24) hour Grade C physical security guarding services registered in terms of PSIRA regulations stationed at all entries and exit points of the building (including parking / basement) at the cost of the preferred bidder	Quantity to be provided by tenant once plans are completed.	Compartmental gun safe (6)

ITEM	BASE BUILD (LANDLORDS RESPONSIBILITY)	TENANT ALLOWANCE	TENANT SPECIFIC ITEMS
	(to ensure safeguarding of the building). This will be applicable in a multi/single tenant building. b) Warning signage informing visitors of the need to comply with weapon-free zone and security checks.		
Physical Guarding Services	Landlord to provide Grade C physical guarding services at all main entrance and exit points 24hours/7days a week 24/7. N.B: The landlord to provide handheld metal detector/s at main entrance/s, monitored by Landlord's Security at all entrance points.		
Alarm System	Landlord to provide alarm system linked to the landlord's armed response at all entry and exit points.		
SAT (Public Screening allocation area/ Cubicles)	The Landlords' responsibility	Number of cubicles = 10 Table-top Secured 10mm shatter proof glass Speaker holes/ for sound and space at bottom for documents exchange Three tier drawers with quality locks.	
Shopfront lease space	Should space be offered on ground floor, all windows should be secured with either roller shutters/ burglar bars/ burglar gate		
Electrical	<u>Lighting</u> - installations (lights) must support Green Concept (i.e. use of energy-saving lights/LED lights, link lights to sensors, etc.)		

ITEM	BASE BUILD (LANDLORDS RESPONSIBILITY)	TENANT ALLOWANCE	TENANT SPECIFIC ITEMS
	<u>Red plugs points</u> – To be connected to generator. Plugs to be used in case of power failure. <u>White plug points</u>- to be connected to main power, DB board labelled and lockable. Provide electrical compliance certificate by a registered.....		
Plumbing	All plumbing installations in kitchens and ablution facilities must be SABS approved with a one-year guarantee (all fixtures and fittings). Engagements with municipality and resolved issues relating to water pressure, drain blockages etc. (a) Toilets installed with integrated toilet bowls (built in seats in porcelain) (b) Sanitary facilities are compliant with the building regulations. (c) Toilets for people with disabilities. (d) Provide wash basins N.B: the Landlord will be responsible for all the plumbing maintenance, replacement of spare parts as and when required.		
IT Infrastructure	a) Cabling (double trunking/skirting) b) Racks/cable trays) when required. c) Smoke detectors. d) Server room air conditioner (<u>24000BTU</u>) to be maintained by the Landlord as part of the lease. e) Fire extinguisher outside the server room (next to the entrance door) f) Server room evacuation plan (must be part of the building evacuation plan) g) An approved electrical layout and floor plans h) Electrical/Generator calibration, distribution board (DB) installation and all relevant cabling in the server room to connect the 6kVA 230V		a) Fireproof door to the server room b) Raised floor (200mm-300mm off the ground) c) Anti-static tiles or mat in the server room d) Server room - Red plugs for all server room

ITEM	BASE BUILD (LANDLORDS RESPONSIBILITY)	TENANT ALLOWANCE	TENANT SPECIFIC ITEMS
	UPS units which will be provided by the CCMA. The landlord will relocate the UPS to the New premises in the case of an office relocation. i) All Routing and core drilling for cables j) Red and White plugs for user workstation and office devices and equipment		equipment and additional white plugs for any other electrical equipment e) Power plugs for all floor cabinets f) Landlord to provide a start date for IT cabling and the IT cabling installation preference will be guided by CCMA. g) 25mm PVC conduit- into the server room. h) Power Poles/Pedestals and Ethernet wall plates i) Agrees to provide for or grants permission for the installation of Microwave Links (Dish)

ITEM	BASE BUILD (LANDLORDS RESPONSIBILITY)	TENANT ALLOWANCE	TENANT SPECIFIC ITEMS
			on rooftops, optical Fibre installations and Wireless Links. j) Biometrics with finger or card into the server room. k) Brick walled /Fire rated drywall server room (120 minutes) wall structures (4m x 4m)
BCP (Business Continuity Plan)	<u>Generator</u> The landlord must maintain the Generator as agreed intervals. Landlord to supply diesel as and when required and in turn invoice tenant on a bill-back. N.B: the Landlord to ensure that the full -back up generator capacitates all the red/white plugs, lifts, aircorn in case of power failure. <u>Water Tank/s</u> The landlord must install; maintain the water tank/s and ensure that there is running water in the tank/s in case of water disruptions.	CCMA owns a 700KVA Generator	
Ambiance and tranquility of the building	The building must meet these requirements: • No Loud sound (hooting and music). • The environment must be conducive for the CCMA operations. • The Landlord should ensure that infrastructure and façade of the building is		

ITEM	BASE BUILD (LANDLORDS RESPONSIBILITY)	TENANT ALLOWANCE	TENANT SPECIFIC ITEMS
	maintained and is free from endangered species i.e. Birds. - In the event that the noise level of the building is above 85dB, the bidder must at their own cost ensure that they comply with the minimum noise level. - The building should be clean and hazard free for inspection.		
PARKING			
Internal	Covered/Shaded parking Access control Physical Security Garage door maintenance. Signage for designated bays. Disability parking Traffic lights - for single entry and exit buildings.	Quantity on site = 21 onsite (inclusive of 1 parking bays for the disabled). Quantity off site = 29	Total Fifty (50) parking bays
Occupation Health and Safety (OHS)			
OHS	a. Roofs and ceilings: Leak free b. Walls and flooring: Leak free (i.e. no cracks, no peeling wallpaper, no tripping hazards, no torn and peeling carpets and no peeling or worn off paint, no leaks and/or slippery floors). c. Stairways, Ladders, and handrails: Safe (i.e. not slippery, loose, unstable, no insufficient lighting and/or obstructions). d. Walkways (passages): Clear of all hazards and Obstruction (i.e. the surface is not slippery, carpet not peeling and/or there are no protruding and tripping hazards like nails, splinters, etc.) e. Emergency Evacuation floor plans approved by the fire department & displayed in view of staff & public in all prominent places and must		

ITEM	BASE BUILD (LANDLORDS RESPONSIBILITY)	TENANT ALLOWANCE	TENANT SPECIFIC ITEMS
	be illuminated. f. Assembly points to be clearly marked. g. Emergency red arrows illustrating where you are and the escape route, the alternative route should also be indicated on the emergency floor plan. h. Emergency lights supported by an alternative power supply. i. Exit signs at fire escape doors fitted in green, fluorescent (SANS). j. The building must have fire escape doors as required by municipal bylaws. k. Doors to accommodate people with disabilities. l. The building must comply with fire regulations. m. Lifts – inside & outside signage stating not to be used in case of fire. n. Lifts must be disability compliant (i.e. size adequate for a wheelchair to turn; the height of control panel within reach of wheelchair-bound person to operate; and have voice commands to indicate the floors for the visually challenged and be brail compliant. The Landlord must ensure that the lift/s must be connected to the generator in case of power failure. o. Fire hose reels and extinguishers clearly marked and in full view with operation instructions & emergency numbers. p. All distribution boxes (DB) installed with locks and clearly labeled. q. Smoke detectors/ linked to fire alarm (monitored by the landlord). r. Automatic Sprinkler System/ Fire Division at		

ITEM	BASE BUILD (LANDLORDS RESPONSIBILITY)	TENANT ALLOWANCE	TENANT SPECIFIC ITEMS
	500m2 and must be monitored, maintained and replaced as when required. s. All OHS signs SANS approved and at prominent places. t. Natural light after alterations is completed must be 400 LUX. The average maintained lighting level in a (Dependent on building and windows with natural light coming in): • Office/computer areas – 300-400 LUX • Hearing/boardroom – 400 LUX • Entrance halls/Reception 100 LUX u. Noise level assessment/ monitoring, should not be above 85dB, please refer to Environmental Regulations. v. Hearing rooms, training room and offices to be soundproof. w. Ventilation - ensure that the building is sufficiently ventilated either by natural or mechanical means. Please refer to Environmental Regulations. x. Fire drills to be conducted by the landlord in a multi-tenant building once every six (6) months. y. The building must be disability friendly and compliant (including entrance, ramps, rails, lifts, toilets and parking, etc.). z. Chemical storerooms must comply with light, control of temperature and fire extinguisher outside the door. Fluorescent tubes that are low in ultraviolet light should be used wherever, possible in storage areas. Ultraviolet light can be easily, measured with a light meter, and levels should not exceed 75NW/lumen. Prohibition sign must be placed outside, the door.		

ITEM	BASE BUILD (LANDLORDS RESPONSIBILITY)	TENANT ALLOWANCE	TENANT SPECIFIC ITEMS
	aa. Archiving room must comply with light, windows, control of temperature and fire extinguisher outside the door. Fluorescent tubes that are low in ultraviolet light should be used, wherever possible in storage areas. Ultraviolet light can be easily measured with a light meter, and levels should not exceed 75NW/lumen. bb. Pest control- Landlord to fumigate quarterly. Landlord to provide a breakdown of all fumigation costs as per the agreed intervals.		
COMPLIANCE DOCUMENTS			
Documents to be presented prior to occupation	a) Electrical Compliance Certificate issued by a qualified electrical contractor or qualified electrician registered by the department of employment and labour. b) Fire Assessment Certificate issued by the local municipality's Emergency Management Services (EMS) c) Occupancy Certificate as stipulated by the National Building Regulations and Building Standards Act. d) Pest control certificate issued by licensed and registered pest control operators (SAPCA). e) Copy of emergency escape routes - per area or floor f) Lift Compliance Certificate issued by an accredited Engineer g) Lift Maintenance Contract	The Landlord must submit all required compliance documents and certificates to the CCMA prior to the occupation date of the leased premises. An exception will apply to the occupancy certificate, for which the Landlord will be granted a period of up to twelve (12) months from	

ITEM	BASE BUILD (LANDLORDS RESPONSIBILITY)	TENANT ALLOWANCE	TENANT SPECIFIC ITEMS
	h) Air Conditioner Maintenance Contract i) Maintenance contract for dual Biometrics finger and card scanning devices installed (Common and leased area) j) CCTV maintenance contract (common and leased area) k) Building Insurance Policy l) Maintenance contract for Generator. m) Security Guard/s Contract and PSIRA compliance. n) 24-hour Armed Response Contract o) Maintenance contract for Alarm System. p) Provide monthly proof of utilities payment from connected third parties (municipal, agent, etc.).	the date of occupation of the premises to submit the occupancy certificate to the CCMA. During the twelve (12) month period, the Landlord must apply for a temporary occupation certificate at its own cost and provide the CCMA with proof thereof. Written permission to occupy from the local municipality to be provided whilst awaiting the Occupancy Certificate (National Building Regulations/Section 14 (4) (a) (iii))	

Tenant Installation Project Manager scope of work

- Responsible for the overall project delivery (cost, schedule, quality, information, contracts)
- Manages project team with project controls, quality assurance, administration and other responsibilities.
- Manage the TI project from inception to handover
- Conduct weekly meetings and provide reports to monitor tenant installation as per the project plan.

- Any third-party contractor appointed by the landlord to perform construction works to be:
CIDB-registered; and Registered at an appropriate CIDB grading for the scope and value of work.

SECTION 3: EVALUATION CRITERIA

CCMA/2025/10/JHB

Bids will be evaluated in three (3) stages:

- Mandatory Requirements
- Functionality Evaluation
- Price and Specific Goals

a) STAGE 1: MANDATORY REQUIREMENTS

To be completed by the Bidder

Bidders who do not comply with all the mandatory requirements will be disqualified and will not proceed to the next evaluation stage.

Note: If non-compliant to the requirements below the bid will be automatically eliminated and not evaluated further.

1.	THE BUILDING MUST EXIST AT THE CLOSE OF BID	CONFIRM COMPLIANCE (YES/NO)	INDICATE REFERENCE PAGE	COMMENTS
		The bidder must confirm compliance by indicating either YES/ NO on the below evaluation criteria. Failure to confirm and/or non-compliant to the requirements will result in the bid being eliminated and not evaluated further.		

	a) Does the building exist? Address b) <i>The bidder must state the street address of the premises on the bid offered. Bidder must submit the proof of address by means of attaching municipal bill not older than 3 months.</i> _____ _____ _____			
	c) State the ERF number of the premises on the bid offered. The ERF number offered must correspond with the ERF number stated on the documentary proof to be provided. _____ _____			
	d) The bidder must confirm the proposed square meters of the existing premises being offered. _____ sqm Provide the floor plans of the premises being offered			
	e) The bidder must confirm the proposed parking bays offered f) On-site g) Off-site			
	h) The building and Parking bays- to be verified at site visit.			

	2. SUBMISSION OF OCCUPATIONAL CERTIFICATE AND STRUCTURAL INTEGRITY REPORT	CONFIRM COMPLIANCE (YES/NO)	INDICATE REFERENCE PAGE	CONFIRM COMPLIANCE (YES/NO)
	a) The bidder must attach the last issued Occupational Certificate issued by the local municipality for the space being offered. b) The structural integrity report must be prepared by the qualified professional Engineer registered with (Engineering Council of South Africa (ECSA) with the name and registration number of the engineer who prepared it; and comply with the national building regulations and building standard act 103 of 1977, as well as relevant SANS and any other applicable laws. c) The bidder must submit a structural integrity report, not older than 12 months from the bid closing date, from a registered professional engineer, declaring that the building is safe for occupation. d) The CCMA reserves the right to verify: - The Occupational Certificate with the local municipality. - The structural integrity report with the Engineer who prepared it. - The Engineer who prepared the structural integrity report with the Engineering Council of South Africa (ECSA). e) Failure to provide the Occupational Certificate the bidder will be disqualified and not evaluated further. f) Failure to provide the structural integrity report declaring that the building is safe for			

	occupation, the bidder will be disqualified and not evaluated further. g) Invalid Occupational Certificate will be rejected, and the bidder will be disqualified and not evaluated further.			
3.	PROJECT PLAN Project Plan inclusive of timelines The bidder must submit a detailed project plan addressing the proposed tenant installation with time frames.	CONFIRM COMPLIANCE (YES/NO)	INDICATE REFERENCE PAGE	COMMENTS
4.	THE BIDDER MUST SUBMIT PROOF OF OWNERSHIP OF THE BUILDING AT CLOSE OF BID	CONFIRM COMPLIANCE (YES/NO)	INDICATE REFERENCE PAGE	COMMENTS
	a) The bidder must submit documentary proof that the bidder is the registered and beneficial owner of the building offered and attach same to the bid proposal. Only a copy of the bond registration document from the bank and/or a title deed endorsed by the Registrar of Deeds will be accepted. b) Where the bidder is bidding on behalf of the owner of the premises being offered– the bidder must submit a written mandate from the owner of the premises with the documentation on 2(a). NB: Bidders that are offering premises for sub-letting will not be considered. NB: Failure to supply supporting documentation on 2(a) or 2(b) will result in the bid being eliminated and not evaluated further.			

4.	BUILDING REQUIREMENTS COMPLIANCE CONFORMANCE		The bidder must confirm compliance by indicating either YES/ NO on the below evaluation criteria. Failure to confirm and/or non-compliant to the requirements will result in the bid being eliminated and not evaluated further.	COMMENTS
	a) Confirmation that the designated building is not a heritage building. ("Heritage building" is a building possessing architectural, aesthetic, historic or cultural values which is declared as heritage building by the Planning Authority/Heritage conservation committee or any other Competent Authority in whose jurisdiction such building is situated).		Is the offered building a heritage building? Bidder Answer: If yes above, does the bidder have the approval or in the process of obtaining approval from the relevant authorities to conduct alterations for tenant installation and renovations? Bidder answer: The bidder must attach proof of such	

			approval or evidence that the necessary application has been made to the relevant authority to obtain the necessary approval. Failure to submit proof of approval or the process of approval from the relevant authority will result in the bid being disqualified. NB. The CCMA will require complete proof of such approval within 12 months upon finalisation of the alterations.	
	b) Not sharing with any entity that offers labour or legal services and related organizations (Including but not limited to i.e. legal firm/attorneys/lawyers/advocates doing labour disputes, union or federation, labour broker, employer organizations, Non-Profit Organisations Intermediary Institutions such as Insurance brokers upon occupation and for the duration of the lease period.		Are there any legal or labour related organisation tenants in the building being offered? Bidder answer: 	

	c) The Landlord to confirm that the building offered, the floors to be leased are consecutive floors for the CCMA occupation if the building is a multi-story building (ground floor/lower floor upwards would be preferable).		Is the building being offered a multi-story building? Bidder answer: If the building is a multi-story building, are the floors offered to CCMA consecutive. Bidder answer: 	
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COMMITMENTS/UNDERTAKING

Bidders must commit and undertake to ensure that the Tenant Installation (TI) is completed in line with the requirements below after the signing of the lease contract and prior to occupation.

4.	CORPORATE IMAGE (the cost to be included in Tenant Installation)		
	✓ Office floors, Boardrooms – Carpet (Belgotex Diagonals or equivalent in Squirrel colour) ✓ Kitchen, SAT areas -Floor tiles (Osaka Beige Hardbody Floor 1st Grade 600x600mm or equivalent ✓ Toilet Walls/ St Lucia 600x600 1st grade polished tile Fidelo stone OFI 151718A with summer oak soft grey mosaic ✓ Toilets, Floor/ Osaka Beige Hardbody Floor 1st Grade 600x600mm or equivalent ✓ Wall Finishers – Waterproof/ Paint as per the color chart below ✓ Windows – Blinds (50mm aluminum) and or other alternative options to blinds without deviating from corporate image and without compromising security.		
	Colour		Paint
	Light Beige		Acacia Y4-B2-2 CAS 9 Tranquil or equivalent Or NCS Ivory –Satin Pastel SI00S-Y30
	Beige		Thatch Y3-B2-1 or equivalent OR NCS Wheat - Satin Pastel SISO-Y30R
	Terracotta		Cave Painting O2-C1-1 or equivalent OR NCS Terracotta – Satin Clear S4040-Y60R
	Blue		Ocean Melody B6-D1-2 or equivalent Or NCS Dull Blue – Satin Clear S4020 –R90B
	✓ Windows fitted with aluminum Venetian blinds (50mm) ✓ Kitchen wall and floor tiled and fitted with double sink, cupboards – provision must be made for a fridge and microwave.		

	✓ Offices partitioned as per CCMA Regions space planning template ✓ Door Finishes- Maple Color ✓ Skirting (aluminum skirting to neaten wall and floor finishes) ✓ IT skirting for networking and electrical cabling
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CCMA/2025/10/JHB

FUNCTIONALITY ELEMENTS AND SITE INSPECTION (STAGE 2 OF EVALUATION)

The functionality elements and site inspection criteria will be evaluated in two (2) phases:

Phase 1 will consider only the following elements:

ELEMENT	WEIGHT
Project Team Curriculum Vitae	15
Contactable Reference Letters	20
TOTAL	35

Bidders will be required to achieve a minimum score of 30 out of the 35 points during this phase of the evaluation process to be considered further for a site inspection (Phase 2).

	CONFIRM COMPLIANCE WEIGHTING	REFERENCE PAGE IN PROPOSAL	COMMENTS
1. PROJECT TEAM CURRICULUM VITAE (CV)	15 points		
1.1 Registered Professional Architect The bidder must submit a detailed curriculum vitae for the Registered Professional Architect and not a company profile.	10 points		
5 years or more experience			
4 years' experience			
3 years' experience			
2 years' experience			
1 year experience			
Less than 1 year or no experience			

1.2 Registered Quantity Surveyor The bidder must submit a detailed curriculum vittae for the Registered Quantity Surveyor and not a company profile. <table><tr><td>5 years or more experience</td><td>5 points</td></tr><tr><td>4 years' experience</td><td>4 points</td></tr><tr><td>3 years' experience</td><td>3 points</td></tr><tr><td>2 years' experience</td><td>2 points</td></tr><tr><td>1 year experience</td><td>1 point</td></tr><tr><td>Less than 1 year or no experience</td><td>0 point</td></tr></table> Project management function can be performed by either of the above (Architect or Quantity Surveyor). The Architect or Quantity Surveyor (whose CV was submitted) will manage the TI for the project until the completion. Should the Architect or Quantity Surveyor be no longer available, the landlord must submit proof that a replacement has the same requirements as the previous incumbent. Failure to submit all requirements will result in the bidder automatically scoring zero on the evaluation criteria. NB: CCMA reserves the right to verify the CV	5 years or more experience	5 points	4 years' experience	4 points	3 years' experience	3 points	2 years' experience	2 points	1 year experience	1 point	Less than 1 year or no experience	0 point	5 points		
5 years or more experience	5 points														
4 years' experience	4 points														
3 years' experience	3 points														
2 years' experience	2 points														
1 year experience	1 point														
Less than 1 year or no experience	0 point														
2. CONTACTABLE REFERENCE LETTERS IN PREPARING A BUILDING FOR A TENANT (20 POINTS)	20 points														

Failure to comply with the below requirements will result in the bidder automatically scoring zero (0). The reference letters from the clients must be completed on Annexure 1 by the client of the bidder and attach: 1. Three (3) contactable reference letters from the bidder's client confirming that the landlord has prepared tenant installations and has met the following criteria: • quality of work • time frames (Occupation on the agreed date) • Official stamp or should the client not be able to endorse the annexure with an official stamp then the bidder must, in addition to the annexure, provide a letter from its client confirming the reference as provided in the annexure. The letter must be on the client's letterhead and signed by such client providing the reference. = 20 points 2. Two (2) contactable reference letters from the bidder's client confirming that the landlord has prepared tenant installations and has met the following criteria: • quality of work • time frames (Occupation on the agreed date) • Official stamp or should the client not be able to endorse the annexure with an official stamp then the bidder must, in addition to the annexure, provide a letter from its client			
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confirming the reference as provided in the annexure. The letter must be on the client's letterhead and signed by such client providing the reference. = 15 points 3. One (1) contactable reference letter from the bidder's client confirming that the landlord has prepared tenant installations and has met the following criteria: • quality of work • time frames (Occupation on the agreed date) • Official stamp or should the client not be able to endorse the annexure with an official stamp then the bidder must, in addition to the annexure, provide a letter from its client confirming the reference as provided in the annexure. The letter must be on the client's letterhead and signed by such client providing the reference. = 10 points 4. No contactable reference letter(s) from the bidder's client confirming that the landlord has prepared tenant installations and has met the following criteria: • quality of work • time frames (Occupation on the agreed date) Adverse/irrelevant reference letter will be scored a zero point			
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PHASE 2: SITE INSPECTION

Phase 2 will consider only the following elements:

ELEMENT	WEIGHT
Access to Public Transport (all forms of public transport)	10
Access to Public Parking Facilities	10
Lettable Space	10
Building Visibility	5
Building Accessibility	10
Ambiance and Tranquility	20
TOTAL	65

Below elements will be evaluated during the site inspection phase.

NB: Please ensure that the public transport and details are readily available at site inspection. i.e names and routes

Building Pictures

- **Internal and external pictures of actual building will be taken by the CCMA during the Bid Evaluation Committee (BEC) site visit.**

The building and Parking bays- to be verified at site visit.

2. ACCESS TO PUBLIC TRANSPORT (ALL FORMS OF PUBLIC TRANSPORT) <u>NB Please ensure that the public transport and details are readily available at site inspection. i.e names and routes</u> <u>Bidder must submit a google map indicating the distance between the building and the public transport.</u> (10 points)	Below 1.5km walking distance from public transport services.	10
	Above 1.5km to 2km walking distance of public transport services.	8
	Above 2km to 2.5km walking distance of public transport services.	5
	Above 2.5kilometers walking distance of public transport services.	0
3. ACCESS TO PUBLIC PARKING FACILITIES <u>NB Please ensure that the public parking facilities are readily available at site inspection.</u> (10 points)	Within 200 meters from public parking facilities	10
	Above 200 - 300 meters from public parking facilities	8
	Above 300 - 400 meters from public parking facilities.	6
	Above 400 - 500 meters from public parking facilities.	4
	Above 500 - 600 meters from public parking facilities.	2
	More than 600 meters from public parking facilities.	0
4. LETTABLE SPACE NB PLEASE ENSURE THAT THE NUMBER OF TENANTS ON THE LET-TABLE SPACE IS READILY AVAILABLE AT SITE INSPECTION. (10 POINTS)	Not sharing with other tenants	10
	Multi-tenants (1 to 2 tenants)	8
	Multi-tenants (3 to 4 tenants)	6
	Multi-tenants (5 to 6 tenants)	4
	Multi-tenants (7 to 8 tenants)	2
	Multi-tenants (More than 8 tenants)	0
5. BUILDING VISIBILITY The building being offered should be visible to users (walking and driving) from the main street. (5 POINTS)	The building being offered is visible from the main street = 5	5
	The building being offered is not visible from the main street the bidder will automatically score = 0	

6. AMBIANCE AND TRANQUILITY OF BUILDING (TO BE VERIFIED ON SITE INSPECTION) The building must meet these requirements: • Noise should be at 85dB (hooting and music). (In an event that the noise level of the building is above the 85dB, the bidder must at their own cost ensure that they comply with the minimum noise level) • The environment must be conducive for the CCMA operations. • Sufficient Natural lighting • No Hawkers at entrance of the building • Building should be for office use only (not residential). • The building should be clean and hazard free for inspection. (20 POINTS) NB: Failure to adhere to all the requirements will result in the bidder automatically scoring zero		20
7. BUILDING ACCESSIBILITY The building offered should be accessible to staff and users on the	The entrance to and exit from the premises, unimpeded on the main street.	10
	The entrance to the premises on the main street with an exit to an alternate street.	5

main street. (10 POINTS)	If the building is not accessible, the bidder will automatically score zero.	0
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Bidders will be required to achieve a minimum score of 50 out of the 65 points during this phase of the evaluation process to be considered further for stage 3: Price and Specific Goals.

NB: CCMA may conduct reference checks /verification at any stage of evaluation.

STAGE 3: PRICE AND SPECIFIC GOALS

PRICE AND SPECIFIC GOALS (STAGE 3 OF EVALUATION)	POINTS
Price Evaluation The proposals will be evaluated in terms of the 80/20 evaluation principle, in line with Preferential Procurement Policy Framework Act and Preferential Procurement Regulations (PPR) 2022, where 80 points is allocated for price and the 20 points will be allocated to promote the CCMA goals on ownership (Refer to the attached SBD 6.1 for full details)	
Points allocated for price	80
Points allocated for specific goals	20
TOTAL FOR PRICE AND SPECIFIC GOALS	100

5.1 The applicable preference point system for this tender is the 80/20 through the applicable Preferential Procurement Regulations principles aligned with the set evaluation thresholds determined by the National Treasury. The evaluation criteria shall be in terms of the Preferential Procurement Policy Framework Act No.5 of 2000 and Preferential Procurement Regulations (PPR) 2022 provisions that have specific goals as contemplated in section 2(1)(d) of the Act., where 80 points are allocated for price and 20 points will be allocated to promote the CCMA goals on ownership **(Refer to the attached SBD 6.1 for full details)**

- The lowest/ highest acceptable tender will be used to determine the accurate system once tenders are received.

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

- Price; and
- Specific Goal(s).

5.3 The maximum points for this tender are allocated as follows:

	POINTS
Price	80
Specific Goal(s)	20
Total points for Price and Specific Goals	100

- 5.4 Failure on the part of a tenderer to submit proof or documentation required in terms of this tender to claim points for Specific Goal(s) with the tender, will be interpreted to mean that preference points for Specific Goal(s) are not claimed.
- 5.5 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.
- 5.6 The CCMA reserves the right, prior to final recommendation, to enter into price negotiations with the highest scoring bidder.

OFFICE/ SPACE REQUIREMENTS- ANNEXURE A

**CCMA - JHB
OFFICE
SPATIAL
DATABASE**

REV 10
22/07/2026

QTY	DESIGNATION	WORKSTATION TYPE	WFH	SQ.M.	TOTAL
	<u>Finance</u>				
1	Accounts Administrator	Open plan (1,8m desk)	N	3,3	3,3
	<u>Administration</u>				
1	Admin Manager	Single closed office	N	8,0	8,0
1	Administration Assistant	Open plan (1,8m desk)	N	3,3	3,3
1	Administration Clerk	Open plan (1,8m desk)	N	3,3	3,3
3	Archiving Administrator	Open plan (1,8m desk)	N	3,3	9,9
1	PSC Asistant	Open plan (1,8m desk)	N	3,3	3,3
1	HR Officer	Single closed	N	8,0	8,0

		office			
2	Mail Clerk	Open plan (1,8m desk)	N	3,3	6,6
1	Messenger Driver	Open plan (1,8m desk)	N	3,3	3,3
1	Provincial Manager: Administration	Single closed office	N	10,0	10,0
2	Receptionist	Open plan (1,8m desk)	N	3,3	6,6
	<u>Dispute Resolution</u>				
25	Case Manager Officer	Open plan (1,8m desk)	N	3,3	82,5
21	Commissioner	Single closed office	N	0,0	0,0
4	Interpreter	Open plan (1,8m desk)	N	3,3	13,2
1	Provincial Senior Commissioner	Single closed office	N	0,0	0,0
1	Regional Senior Commissioner	Single closed office	N	10,0	10,0
3	Senior CMO	Single closed office	N	8,0	24,0
3	Senior Commissioner	Single closed office	N	10,0	30,0

	<u>DP Prevention</u>				
1	Dispute Management Administrator	Open plan (1,8m desk)	N	3,3	3,3
74	STAFF				228,6
HEARING ROOMS AND GENERAL SUPPORT SPACE				AREA ALLOCATION	
QTY	DESCRIPTION	SPACE TYPE		SQ.M.	TOTAL
1	Canteen	Canteen		6,0	6,0
4	Kitchenette	Kitchenettes		6,0	24,0
4	Ladies' ablution	Ladies' ablution		13,0	52,0
4	Men's ablution	Men's ablution		13,5	54,0
2	Paraplegic ablution	Paraplegic ablutions		5,0	10,0
32	Hearing room	Hearing room - 6-Seater		15,0	480,0
8	Hearing room	Hearing room - 8-Seater		18,0	144,0
2	Hearing room	Hearing room - 18-Seater		38,0	76,0
7	Hearing room	Hearing room - 12-Seater		26,0	182,0
8	Hearing room	Hearing room - 10-Seater		24,0	192,0

9	Print stations	Print station		1,5	13,5
80	Storage	Storage cabinet		1,5	120,0
1	SAT and post-hearing	Waiting area - 100 sqm		80,0	80,0
1	Archive	Archive room		70,0	70,0
1	Pre-hearing - Roll Call	Waiting area - 100 sqm		80,0	80,0
1	Hearing room	Hearing room - 26-Seater		40,0	40,0
1	Hearing room/training room	Hearing room - 50-Seater		80,0	80,0
1	Boardroom/hearing room	Boardroom - 6-Seater		16,0	16,0
1	Boardroom/hearing room	Boardroom - 22-Seater		40,0	40,0
1	Storage	Store room - Stationery and consumables		10,0	10,0
1	Storage	Store room - Cleaning chemicals		8,0	8,0
1	Storage	Store room - Disposal & furniture		12,0	12,0
1	Storage	Store room - HR		8,0	8,0
1	Storage	Store room - DPWO		10,0	10,0

1	Storage	Store room - Finance		6,0	6,0
1	Sick bay	Sick bay		10,0	10,0
1	Hub/Server room	Hub room		12,0	12,0
2	Caucus room	Boardroom - 6-Seater		6,0	12,0
8	Pre-con room	Pre con room - 3-Seater		8,0	64,0
1	Training room	Training room		0,0	0,0
1	Training room dining area	Training dining area		10,0	10,0
1	Waiting area - MCB	Waiting area - 10 sqm		10,0	10,0
7	Hot desking (FTI's and PTC's)	Hot desk		1,5	10,5
2	Cleaners room			8,0	16,0
1	Reception waiting area	Waiting area - 15 sqm		10,0	10,0
1	Regional Library	Library - Regional		8,0	8,0
1	Pre-cons waiting area	Waiting area - 10 sqm		8,0	8,0
1	Security checkpoint			6,0	6,0
50	Parking bays			0,0	0,0

	TOTAL				1990,0
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TOTAL **2218,6**

SECONDARY
CIRCULATION
(10%) 221,9

Subtotal 2440,5

PRIMARY
CIRCULATION
(20%) 488,1

TOTAL GLA **2928,6**

PRICING

JOHANNESBURG OFFICE RENTAL						
Item	Area/Office/Unit	Province:	Town:	Site Description:		Area:
1.	CCMA	GAUTENG	MARSHALLTOWN	CCMA OFFICE JOHANNESBURG		2928.60m2
	OFFICE RENTAL:	OFFICE RENTAL Effective from 01 July 2027 to 30 June 2032 (5 years)				
		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	ESCALATION (%)	N/A				
	RATE PER SQM					
	TOTAL PER MONTH (EXCL. VAT)					
		R.....	R.....	R.....	R.....	R.....
	VAT 15 %					
		R.....	R.....	R.....	R.....	R.....
	TOTAL PRICE INCL VAT					
		R.....	R.....	R.....	R.....	R.....

	TOTAL FOR 12 MONTHS INCL VAT	R.....	R.....	R.....	R.....	R.....
	GRAND TOTAL PRICE INCL VAT (FOR THE CONTRACT PERIOD)	R.....				
JOHANNESBURG OFFICE PARKING						
Item	Area/Office/Unit	Province:	Town:	Site Description:	Area:	
2	CCMA	GAUTENG	MARSHALLTOWN	CCMA OFFICE JOHANNESBURG	2928.60m2	
	Parking:	PARKING Effective from 01 July 2027 to 30 June 2032 (5 years)				
		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	ESCALATION (%)	N/A				
	RATE PER PARKING BAY					
	TOTAL PER MONTH (EXCL. VAT)	R.....	R.....	R.....	R.....	R.....
	VAT 15 %	R.....	R.....	R.....	R.....	R.....

	TOTAL PRICE INCL VAT	R.....	R.....	R.....	R.....	R.....
	TOTAL FOR 12 MONTHS INCL VAT	R.....	R.....	R.....	R.....	R.....
	GRAND TOTAL PRICE INCL VAT (FOR THE CONTRACT PERIOD)	R.....				

			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL (INCL VAT)
1.	OFFICE RENTAL – Unit price per square meters including VAT	R						

			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL (INCL VAT)
2.	PARKING including escalation for 5-year period including VAT. Covered / on-site Total for parking incl VAT	R						
3.	Grand total for the duration of the contract (incl rental, parking and VAT) as per SBD 3.3	R						

Note: The landlord must submit a spreadsheet with a breakdown of rental, parking, operational costs and TI costs.

- * Indicate the total once off Tenant Installation cost below
- * This is for Project Management purposes; this should not be added over and above the figures calculated above as it is already on item 2.
- * The maintenance cost of the biometrics access control system and CCTV cameras shall be borne by the Landlord and is to be included as part of the grand total for the duration of the lease.
- * Tenant Installation costs to be fully funded by the Landlord (to include signage; frosted glass side view panels; corporate image; etc.) and the amount must be amortised in the total pricing.
- * The Landlord will be liable for rates and taxes.

ONCE-OFF TENANT INSTALLATION (Incl VAT)	R	
--	----------	--

Conditions:

1. The landlord must fully fund the Tenant Installation (TI) in accordance with the approved scope of work.
2. Only the CCMA tenant allowance and tenant specific items must be included in the total rental price through amortisation over the lease period.
3. The Bill of Quantities (BOQ) must reflect a detailed breakdown of TI costs for transparency purposes only.
4. All items listed under Tenant Installation (TI), including base build adjustments required to meet CCMA specifications, are the responsibility of the Landlord, unless explicitly stated otherwise in this bid document.
5. All security-related requirements listed in this specification form part of the overall TI and operational responsibility of the landlord and must be costed comprehensively without duplication.
6. The bidder warrants that it will complete the TI as per the project plan, which project plan will form an integral part of the lease agreement to be concluded between the CCMA and the prospective landlord.
7. Please note that the CCMA will not be responsible for the TI removal at the expiry of the lease agreement.
8. It is the Landlord's responsibility to install a separate water and electricity meter or separate sub-meter and provide a separate account in respect of the CCMA leased area.



**COMMISSION FOR CONCILIATION,
MEDIATION & ARBITRATION**

Revolutionising Workplace Relations

ANNEXURE 1: REFERENCE LETTER TEMPLATE

**CCMA CONTACTABLE REFERENCE LETTER TEMPLATE IN PREPARING TENANT INSTALLATION FOR A BUILDING FOR A
TENANT**

NB: The template must be accurately and fully completed by the bidder client. Failure to fully complete the template and accurately, no points will be allocated. The reference letter template consists of two pages.

To: Commission for Conciliation, Mediation and Arbitration

Bid Number:.....

Bid description:.....

From:

Company Name (bidder client):

Contact person :

Contact number:

Contact Email address:

Indicate below the start and end date for the duration of the lease period:

Start date (DD/MM/YYYY):**end date: (DD/MM/YYYY)**

NB: Bidders must complete full dates. Bidders will not be allocated points failure to complete full dates.

Indicate below the start and end date for the Tenant Installation duration period for the prepared leased building:

Start date (DD/MM/YYYY): end date: (DD/MM/YYYY)

NB: Bidders must complete full dates. Bidders will not be allocated points failure to complete full dates.

Name of the Tenderer/Bidder:

NB: Circle the applicable answer next to the question.

Were the agreed timelines met (occupation on the agreed date)? YES/ NO

Was the quality of the tenant installation goods and services delivered in line with the specification? YES/ NO

If no to any of the above questions, please provide reasons:

.....
.....
.....

Bidder Client Signature:.....Designation :

BIDDER CLIENT OFFICIAL COMPANY STAMP Date:
--

NB* CCMA will conduct reference check at any stage of evaluation.

COMPULSORY BRIEFING SESSION (VIRTUAL SESSION)

- A virtual Compulsory Briefing Session will be held as follows:
- Date and Time: 07 August 2026 at 11:00 AM

CCMA/2025/10/JHB

SECTION 4: ANNEXURE

ANNEXURE 2: SBD 1

PART A
INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE (NAME OF DEPARTMENT/ PUBLIC ENTITY)					
BID NUMBER:	CCMA/2025/10/JHB	CLOSING DATE:	31 August 2026	CLOSING TIME:	11:00 AM
DESCRIPTION	PROVISIONING OF OFFICE AND PARKING SPACE ON A LEASE AGREEMENT FOR THE CCMA JOHANNESBURG OFFICE FOR A PERIOD OF FIVE (5) YEARS				
BID RESPONSE DOCUMENTS MAY BE DEPOSITED IN THE BID BOX SITUATED AT (STREET ADDRESS)					
28 HARRISON STREET, 12th FLOOR RECEPTION					
JCI BUILDING, MARSHALLTOWN					
JOHANNESBURG					
2001					
BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO			TECHNICAL ENQUIRIES MAY BE DIRECTED TO:		
CONTACT PERSON	MR. PHATHUTSHEDZO MULANDANA		CONTACT PERSON		
TELEPHONE NUMBER	011 377 6717		TELEPHONE NUMBER		
FACSIMILE NUMBER	N/A		FACSIMILE NUMBER		
E-MAIL ADDRESS	Tenderenquiries@ccma.org.za		E-MAIL ADDRESS		
SUPPLIER INFORMATION					
NAME OF BIDDER					
POSTAL ADDRESS					
STREET ADDRESS					
TELEPHONE NUMBER	CODE		NUMBER		
CELLPHONE NUMBER					
FACSIMILE NUMBER	CODE		NUMBER		
E-MAIL ADDRESS					
VAT REGISTRATION NUMBER					
SUPPLIER COMPLIANCE STATUS	TAX COMPLIANCE SYSTEM PIN:		OR	CENTRAL SUPPLIER DATABASE No:	MAAA
B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE	TICK APPLICABLE BOX] ☐ Yes ☐ No		B-BBEE STATUS LEVEL SWORN AFFIDAVIT		[TICK APPLICABLE BOX] ☐ Yes ☐ No
[A B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE/ SWORN AFFIDAVIT (FOR EMES & QSEs) MUST BE SUBMITTED IN ORDER TO QUALIFY FOR PREFERENCE POINTS FOR B-BBEE]					

ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES /WORKS OFFERED?	☐ Yes ☐ No [IF YES ENCLOSE PROOF]	ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES /WORKS OFFERED?	☐ Yes ☐ No [IF YES, ANSWER THE QUESTIONNAIRE BELOW]
QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS			
IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? ☐ NO			☐ YES
DOES THE ENTITY HAVE A BRANCH IN THE RSA? ☐ NO			☐ YES
DOES THE ENTITY HAVE PERMANENT ESTABLISHMENT IN THE RSA? ☐ YES ☐ NO			
DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA? ☐ NO			☐ YES
IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION? ☐ NO			☐ YES
IF THE ANSWER IS "NO" TO ALL OF THE ABOVE, THEN IT IS NOT A REQUIREMENT TO REGISTER FOR A TAX COMPLIANCE STATUS SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 2.3 BELOW.			

PART B TERMS AND CONDITIONS FOR BIDDING

1. BID SUBMISSION:
1.1. BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.
1.2. ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED-(NOT TO BE RE-TYPED) OR IN THE MANNER PRESCRIBED IN THE BID DOCUMENT.
1.3. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT, 2000 AND THE PREFERENTIAL PROCUREMENT REGULATIONS, 2022, THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.
1.4. THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL IN AND SIGN A WRITTEN CONTRACT FORM (SBD7).
2. TAX COMPLIANCE REQUIREMENTS
2.1 BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.
2.2 BIDDERS ARE REQUIRED TO SUBMIT THEIR UNIQUE PERSONAL IDENTIFICATION NUMBER (PIN) ISSUED BY SARS TO ENABLE THE ORGAN OF STATE TO VERIFY THE TAXPAYER'S PROFILE AND TAX STATUS.
2.3 APPLICATION FOR TAX COMPLIANCE STATUS (TCS) PIN MAY BE MADE VIA E-FILING THROUGH THE SARS WEBSITE WWW.SARS.GOV.ZA .
2.4 BIDDERS MAY ALSO SUBMIT A PRINTED TCS CERTIFICATE TOGETHER WITH THE BID.
2.5 IN BIDS WHERE CONSORTIA / JOINT VENTURES / SUB-CONTRACTORS ARE INVOLVED, EACH PARTY MUST SUBMIT A SEPARATE TCS CERTIFICATE / PIN / CSD NUMBER.

- 2.6 WHERE NO TCS PIN IS AVAILABLE BUT THE BIDDER IS REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD), A CSD NUMBER MUST BE PROVIDED.

2.7 NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE, COMPANIES WITH DIRECTORS WHO ARE PERSONS IN THE SERVICE OF THE STATE, OR CLOSE CORPORATIONS WITH MEMBERS PERSONS IN THE SERVICE OF THE STATE.”

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

SIGNATURE OF BIDDER:

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

DATE:

CCMA/2025/10/JHB

ANNEXURE 3: SBD 3.3 (TO BE ENCLOSED IN ENVELOPE 2)**SBD 3.3****PRICING SCHEDULE**
(Professional Services)

NAME OF BIDDER:	BID NO.:
CLOSING TIME 11:00	CLOSING DATE.....

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

ITEM NO	DESCRIPTION	BID PRICE IN RSA CURRENCY **(ALL APPLICABLE TAXES INCLUDED)	
1.	The accompanying information must be used for the formulation of proposals.		
2.	Bidders are required to indicate a ceiling price based on the total estimated time for completion of all phases and including all expenses inclusive of all applicable taxes for the project.	R.....	
3.	PHASES ACCORDING TO WHICH THE PROJECT WILL BE COMPLETED, COST PER PHASE AND MAN-DAYS TO BE SPENT		
	.....	R.....	 days
	.....	R.....	 days
	.....	R.....	 days
	.....	R.....	 days
3.1	Travel expenses (specify, for example rate/km and total km, class of airtravel, etc). Only actual costs are recoverable. Proof of the expenses incurred must accompany certified invoices.		
	DESCRIPTION OF EXPENSE TO BE INCURRED	RATE	QUANTITY AMOUNT
	.....	.....	R.....
	.....	.....	R.....
	.....	.....	R.....
	.....	.....	R.....
		TOTAL: R.....	

** "all applicable taxes" includes value-added tax, pay as you earn, income tax, unemployment insurance fund contributions and skills development levies.

- 3.2 Other expenses, for example accommodation (specify, eg. Three star hotel, bed and breakfast, telephone cost, reproduction cost, etc.). On basis of these particulars, certified invoices will be checked for correctness. Proof of the expenses must accompany invoices.

DESCRIPTION OF EXPENSE TO BE INCURRED	RATE	QUANTITY	AMOUNT
.....			R.....
.....			R.....
.....			R.....
.....			R.....
TOTAL: R.....			

4. Period required for commencement with project after Acceptance of bid
 5. Estimated man-days for completion of project
 6. Are the rates quoted firm for the full period of contract? *YES/NO
 7. If not firm for the full period, provide details of the basis on which Adjustments will be applied for, for example consumer price index.

*[DELETE IF NOT APPLICABLE]

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 interest¹ in the enterprise, employed by the state?

YES/NO

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

Full Name	Identity Number	Name of State institution

- 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:

.....

(1) ¹ 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 consortium² will not be construed as collusive bidding.
- 3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.
- 3.4 The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.
- 3.5 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.
- 3.6 I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

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

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

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

.....
Signature

.....
Date

.....
Position

.....
Name of bidder

ANNEXURE 5: SBD 6.1

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 Goal(s).

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 80/20 preference point system will be applicable in this tender. The lowest/ highest 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 Goal(s).

1.4 To be completed by the organ of state:

The maximum points for this tender are allocated as follows:

	POINTS
--	--------

Price	80
Specific Goal(s)	20
Total points for Price and Specific Goals	100

- 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 Goal(s) with the tender, will be interpreted to mean that preference points for Specific Goal(s) 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:

80/20

or

90/10

$$P_s = 80 \left(1 - \frac{P_t - P_{min}}{P_{min}} \right) \text{ or } P_s = 90 \left(1 - \frac{P_t - P_{min}}{P_{min}} \right)$$

Where

P_s = Points scored for price of tender under consideration

P_t = Price of tender under consideration

P_{min} = 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:

80/20

or

90/10

$$P_s = 80 \left(1 + \frac{P_t - P_{max}}{P_{max}} \right) \text{ or } P_s = 90 \left(1 + \frac{P_t - P_{max}}{P_{max}} \right)$$

Where

P_s = Points scored for price of tender under consideration

P_t = Price of tender under consideration

P_{max} = Price of highest acceptable tender

4. POINTS AWARDED FOR SPECIFIC GOAL(S)

- 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 GOAL(S) 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 goal(s) for both the 90/10 and 80/20 preference point system.

Table 1: Specific Goal(s) 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.)

Ownership verification will be conducted in line with the Central Suppliers Database by National Treasury. Company Registration Documents and the owner/s identity documents	80/20 Preference points system	90/10 Preference Points system
Price	80	90
<i>Black Owned Entities</i>	08	04
<i>Women Owned Entities</i>	06	03
<i>Youth Owned Entities</i>	04	02
<i>PWD Owned Entities</i>	02	01
Total points for Price and Specific Goals	100	100

TENDERERS WILL BE AWARDED POINTS AS FOLLOWS:

The points must be allocated and awarded as follows:

i.	Total Tendered Price	:	80 points	
ii.	Black Owned Entities	:	08 points	
iii.	Women Owned Entities	:	06 points	
iv.	Youth Owned Entities	:	04 points	
v.	Persons with Disability Owned Entities	:	02 points	
	Total	:	100 points	

Specific Goals (Maximum Points)

4.3 The points scored for specific goals will be added to the points scored for price and the total must be rounded off to the nearest 2 decimal places.

5 TENDER PRICE

The following formula will be used to calculate the points out of 80 for price in respect of tender with a rand value not exceeding R50 million (inclusive of all applicable taxes). the lowest acceptable tender must score 80 points for price, and other tenders which are high in price must score fewer points, on pro rata basis.

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

where -

P_s = points scored (awarded) for price of tender under consideration

P_t = price of tender under consideration; and

P_{min} = price of the lowest acceptable tender

6 SPECIFIC GOALS

6.1 % OWNED BY BLACK PEOPLE (BO)

A maximum of eight (8) points will be awarded to a tenderer who is black people % of enterprise. Equity ownership for black people will be determined by the % of the enterprise owned by such a person or by the % of shares owned by member/s who are actively involved in the day-to-day management of the company or enterprise.

% owned by black people -----%

thus, points awarded: $8 \times \frac{\% BO}{100} =$

proof of ownership must be attached in the form of:

- Copy of ID;
- Copy of the founding documentation on the company with which the ownership is listed i.e. CIPC etc.

6.2 % OWNED BY PEOPLE WHO ARE WOMEN (WO)

A maximum of six (06) points will be awarded to a tenderer who is a woman. equity ownership for women will be determined by the % of the enterprise owned by such a person or by the % of shares owned by member/s who are actively involved in the day-to-day management of the company or enterprise.

% of enterprise owned by women -----%

thus, points awarded: $6 \times \frac{\% WO}{100} =$

proof of ownership must be attached in the form of:

- a) Copy of the ID;
- b) Copy of the founding documentation of the company with which the ownership is listed i.e. CIPC etc.

6.3 % OWNED BY YOUTH PEOPLE (YO)

A maximum of four (04) points will be awarded to a tenderer who is a youth. Equity ownership for youth will be determined by the % of the enterprise owned by such a person or by the % of shares owned by members who are actively involved in the day-to-day activities of the company or enterprise.

% of enterprise owned by youth person(s).....%

thus, points awarded: $4 \times \frac{\% YO}{100} =$

Proof of ownership must be attached in the form of:

- a) Copy of ID;
- b) Copy of the founding documentation on the company with which the ownership is listed i.e. CIPC etc.

6.4 % OWNED BY PERSONS WITH DISABILITY (PWD)

A maximum of two (2) points will be awarded to a tenderer who is disabled. equity ownership for persons with disability youth will be determined by the % of the enterprise owned by such a person or by the % of shares owned by members who are actively involved in the day-to-day activities of the company or enterprise.

% of enterprise owned by persons with disability.....%

thus, points awarded: $2 \times \frac{\% PWD}{100} =$

proof of ownership must be attached in the form of:

- a) Copy of ID;
- b) Copy of the founding documentation on the company with which the ownership is listed i.e. CIPC etc;
- c) Proof of Medical certificate confirming disability

(To be completed by bidder)

TABLE B: OWNERSHIP

NAME AND SURNAME /ENTITY NAME	GENDER (MALE OR FEMALE)	AGE i.e., 32	CITIZENSHIP (RSA, OR SPECIFY OTHER)	ETHNIC GROUP (BLACK, WHITE, ETC.)	NUMBER OF SHARES PER SHAREHOLDER	PERCENTAGE OF OWNERSHIP (%) PER SHAREHOLDER
Total						

(To be completed by bidder)

TABLE- C: SPECIFIC GOALS

OWNERSHIP	TOTAL PERCENTAGE OF OWNERSHIP	SPECIFIC GOALS POINTS CLAIMED
Woman ownership-WO		
Black Ownership-BO		
Youth Ownership-YO		
Persons with Disability-PWD		
Total		

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 Goal(s) 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 Goal(s) 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:	.....
	
	

ANNEXURE 6: SBD 7.2

CONTRACT FORM - RENDERING OF SERVICES

THIS FORM MUST BE FILLED IN DUPLICATE BY BOTH THE SERVICE PROVIDER (PART 1) AND THE PURCHASER (PART 2). BOTH FORMS MUST BE SIGNED IN THE ORIGINAL SO THAT THE SERVICE PROVIDER AND THE PURCHASER WOULD BE IN POSSESSION OF ORIGINALLY SIGNED CONTRACTS FOR THEIR RESPECTIVE RECORDS.

9. PART 1 (TO BE FILLED IN BY THE SERVICE PROVIDER)

1. I hereby undertake to render services described in the attached bidding documents to (name of the institution) in accordance with the requirements and task directives / proposals specifications stipulated in Bid Number..... at the price/s quoted. My offer/s remain binding upon me and open for acceptance by the Purchaser during the validity period indicated and calculated from the closing date of the bid.
2. The following documents shall be deemed to form and be read and construed as part of this agreement:
 - (i) Bidding documents, viz
 - Invitation to bid;
 - Tax clearance certificate;
 - Pricing schedule(s);
 - Filled in task directive/proposal;
 - Preference claims for Broad Based Black Economic Empowerment Status Level of Contribution in terms of the Preferential Procurement Regulations 2011;
 - Declaration of interest;
 - Declaration of bidder's past SCM practices;
 - Certificate of Independent Bid Determination;
 - Special Conditions of Contract;
 - (ii) General Conditions of Contract; and
 - (iii) Other (specify)
3. I confirm that I have satisfied myself as to the correctness and validity of my bid; that the price(s) and rate(s) quoted cover all the services specified in the bidding documents; that the price(s) and rate(s) cover all my obligations, and I accept that any mistakes regarding price(s) and rate(s) and calculations will be at my own risk.
4. I accept full responsibility for the proper execution and fulfilment of all obligations and conditions devolving on me under this agreement as the principal liable for the due fulfilment of this contract.

5. I declare that I have no participation in any collusive practices with any bidder or any other person regarding this or any other bid.

6. I confirm that I am duly authorised to sign this contract.

NAME (PRINT)

CAPACITY

SIGNATURE

NAME OF FIRM

DATE

WITNESSES

1

2

10. PART 2 (TO BE FILLED IN BY THE PURCHASER)

I.....in my capacity
as..... accept your bid under reference number
.....dated.....for the rendering of services indicated hereunder and/or
further specified in the annexure(s).

1. An official order indicating service delivery instructions is forthcoming.
2. I undertake to make payment for the services rendered in accordance with the terms and conditions of the contract, within 30 (thirty) days after receipt of an invoice.

DESCRIPTION OF SERVICE	PRICE (ALL APPLICABLE TAXES INCLUDED)	COMPLETION DATE	B-BBEE STATUS LEVEL OF CONTRIBUTI ON	MINIMUM THRESHOLD FOR LOCAL PRODUCTIO N AND CONTENT (if applicable)

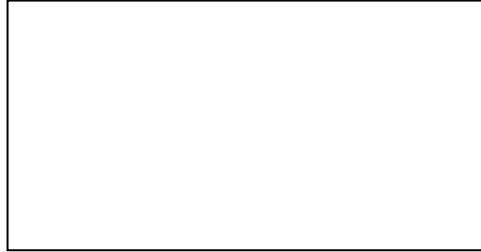
3. I confirm that I am duly authorized to sign this contract.

SIGNED AT ON.....

NAME (PRINT)

SIGNATURE

OFFICIAL STAMP

A large, empty rectangular box intended for an official stamp or seal.

WITNESSES

1

2

Annexure 7

CCMA'S

STANDARD

CONDITIONS OF BID

11. 1 GENERAL

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

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

12. 2 BIDDER'S OBLIGATIONS

The *bidder* shall comply with the following obligations when submitting a bid and shall:

- | | | |
|---|---|--|
| Eligibility | 1 | Submit a bid only if the <i>bidder</i> complies with the <i>criteria</i> stated in the Bid Data and the <i>bidder</i> , or any of his principals, is not under any restriction to do business with the CCMA. |
| Cost of bidding | 2 | Accept that the CCMA will not compensate the <i>bidder</i> for any costs incurred in the preparation and submission of a bid, including the costs of any testing necessary to demonstrate that aspects of the bid satisfy the evaluation criteria. |
| Check documents | 3 | Check the <i>bid documents</i> on receipt, including pages within them, and notify CCMA's <i>Representative</i> of any discrepancy or omissions. |
| Confidentiality and copyright of documents | 4 | Treat as confidential all matters arising in connection with the bid. Use and copy the documents provided by the CCMA only for the purpose of preparing and submitting a bid in response to this invitation. |
| Standardised specifications and other publications | 5 | Obtain, as necessary for submitting a bid, copies of the latest revision of standardised specifications and other publications, which are not attached but which are incorporated into the <i>bid documents</i> by reference. |
| | 7 | Acknowledge receipt of Addenda to the <i>bid documents</i> , which CCMA's |

Representative may issue, and if necessary, apply for an extension to the *deadline for bid submission*, in order to take the Addenda into account.

- | | | |
|--|----|--|
| Site visit and / or clarification meeting | 8 | Attend a site visit and/or clarification meeting at which <i>bidders</i> may familiarise themselves with the proposed work, services or supply, location, etc. and raise questions. Details of the meeting(s) are stated in the Bid Data. |
| Seek clarification | 9 | Request clarification of the <i>bid documents</i> , if necessary, by notifying CCMA's <i>Representative</i> earlier than the <i>closing time for clarification of queries</i> . |
| Insurance | 10 | Be informed that the extent (if any) of insurance provided by the CCMA may not be for the full cover required in terms of the relevant category listed in Section 8 of the <i>conditions of contract</i> , the <i>bidder</i> is advised to seek qualified advice regarding insurance. |
| Pricing the bid | 11 | Include in the rates, prices, and the bidded total of the prices (if any) all duties, taxes (except VAT), and other levies payable by the successful <i>bidder</i> . Such duties, taxes and levies are those applicable 14 days prior to the <i>deadline for bid submission</i> . |
| | 12 | Show Value Added Tax (VAT) payable by the CCMA separately as an addition to the bidded total of the prices. |
| | 13 | Provide rates and prices that are fixed for the duration of the contract and not subject to adjustment except as provided for in the <i>conditions of contract</i> . |
| | 14 | State the rates and Prices in South African Rand unless instructed otherwise as an additional condition in the Bid Data. |
| Alterations to documents | 15 | Not make any alterations or additions to the <i>bid documents</i> , except to comply with instructions issued by CCMA's <i>Representative</i> or if necessary to correct errors made by the <i>bidder</i> . All such alterations shall be initialled by all signatories to the bid. Corrections may not be made using correction fluid, correction tape or the like. |

**Alternative
bids**

- 16 Submit alternative bids only if a main bid, strictly in accordance with all the requirements of the *bid documents* is also submitted. The alternative bid is submitted with the main bid together with a schedule that compares the requirements of the *bid documents* with the alternative requirements the *bidder* proposes.
- 17 Accept that an alternative bid may be based only on the criteria stated in the Bid Data and as acceptable to the CCMA.

**Submitting a
bid**

- 18 Bidders must submit documents strictly in accordance with the submission requirements stipulated in Section 1 of this bid document, which shall take precedence over any general provisions contained in Annexure 7.
- Submit a bid for providing the whole of the works, services or supply identified in the Contract Data unless stated otherwise as an additional condition in the Bid Data.
- 19 Return the *bid returnables* to the CCMA, completing without exception all the forms, data and schedules included therein.
- 20 Submit the bid as an original plus the number of copies stated in the Bid Data and provide an English translation for documentation submitted in a language other than English. Bids may not be written in pencil but must be completed in ink.
- 21 Sign the original and all copies of the bid where indicated. The CCMA will hold the signatory duly authorised and liable on behalf of the *bidder*.
- 22 Seal the original and each copy of the bid as separate packages marking the packages as "ORIGINAL" and "COPY". Each package shall state on the outside the CCMA's national office address and invitation to bid number stated in the Bid Data, as well as the *bidder's* name and contact address.
- 23 Seal original and copies together in an outer package that states on the

outside only the CCMA's national office address and invitation to bid number as stated in the Bid Data. The outer package must be marked "CONFIDENTIAL"

- 24 Where a two-envelope system is required in terms of the bid data, place and seal the returnable documents listed in the bid data in an envelope marked "financial proposal" and place the remaining returnable documents in an envelope marked "technical proposal". Each envelope shall state on the outside the CCMA's national office address and identification details stated in the bid data, as well as the bidder's name and contact details. Make sure both parts of the bid are delivered as a single package.
- 25 Accept that the CCMA will not assume any responsibility for the misplacement or premature opening of the bid if the outer package is not sealed and marked as stated.

Note:

The CCMA prefers not to receive bids by post and takes no responsibility for delays in the postal system or in transit within or between CCMA offices.

Where bids are sent per fax (where applicable), the CCMA takes no responsibility for difficulties in transmission caused by line or equipment faults.

Where bids are sent via courier, the CCMA takes no responsibility for bids delivered to any other site than the bid office.

CCMA employees are not permitted to deposit a bid into the CCMA's bid box on behalf of a bidder, except those lodged by post or courier.

Closing time 26 Ensure that the CCMA has received the bid at the address and in the bid box no later than the *deadline for bid submission*. Proof of posting will not be taken by the CCMA as proof of delivery. The CCMA will not accept a bid submitted telephonically, e-mail or by telegraph unless stated otherwise in the Bid Data.

- 27 Accept that, if the CCMA extends the *deadline for bid submission* for any reason, the requirements of these Conditions of Bid apply equally to the extended deadline.

Bid validity 28 Hold the bid(s) valid for acceptance by the CCMA at any time within the

validity period after the deadline for bid submission.

- 29 Extend the *validity period* for a specified additional period if the CCMA requests the *bidder* to extend it. A *bidder* agreeing to the request will not be required or permitted to modify a bid, except to the extent the CCMA may allow for the effects of inflation over the additional period.
- Clarification of bid after submission** 30 Provide, on request from the CCMA's *Representative* during the evaluation of bids, any other material that has a bearing on the bid, the bidder's commercial position (including notarised joint venture agreements), preferencing arrangements or samples of materials, considered necessary by the CCMA for the purpose of a full and fair risk assessment. This may include providing a breakdown of rates or Prices. No change in the total of the Prices or substance of the bid is sought, offered, or permitted except as required by the CCMA's *Representative* to confirm the correction of arithmetical errors discovered in the evaluation of bids. The total of the Prices stated by the *bidder* as corrected by the CCMA's *Representative* with the concurrence of the *bidder*, shall be binding upon the *bidder*
- Submit bonds, policies etc.** 31 If instructed by the CCMA's *Representative* (before the formation of a contract), submit for the CCMA's acceptance, the bonds, guarantees, policies and certificates of insurance required to be provided by the successful *bidder* in terms of the *conditions of contract*.
- 32 Undertake to check the final draft of the contract provided by CCMA's *Representative* and sign the Form of Agreement all within the time required by these Conditions of Bid.
- 33 Where an agent on behalf of a principal submits a bid, an authenticated copy of the authority to act as an agent must be submitted with the bid.
- Fulfil BEE requirements** 34 Comply with CCMA's requirements regarding BBBEE.

13. 3 THE CCMA'S UNDERTAKINGS

CCMA's *Representative*, shall:

- | | | |
|---------------------------------|---|--|
| Respond to clarification | 1 | Respond to a request for clarification received earlier than the <i>closing time for clarification of queries</i> . The response is notified to all <i>bidders</i> . |
| Issue Addenda | 2 | If necessary, issue Addenda that may amend, amplify, or add to the <i>bid documents</i> , to each <i>bidder</i> . If a <i>bidder</i> applies for an extension to the <i>deadline for bid submission</i> , in order to take Addenda into account in preparing a bid, the CCMA may grant such an extension and CCMA's <i>Representative</i> shall notify the extension to all <i>bidders</i> . |
| Return late bids | 3 | Return bids received after the <i>deadline for bid submission</i> unopened to the <i>bidder</i> submitting a late bid. Bids will be deemed late if they are not on the designated fax or in the designated bid box at the date and time stipulated as the deadline for bid submission. |
| Bid opening | 4 | Open the bids in the presence of the <i>bidders'</i> representatives who choose to attend at the time and place stated in the Bid Data. Bids for which an acceptable notice of withdrawal has been submitted will not be opened. |
| | 5 | Announce at the opening the name of each <i>bidder</i> only. Die unsuccessful bidder may request a debriefing meeting with the Supply Chain Manager on request. |
| Two-envelope system | 6 | Where stated in the bid data that a two-envelope system is to be followed, open only the technical proposals in the presence of bidder's representatives and announce the name of each bid. |
| | 7 | Evaluate the quality of the technical proposals, then advise bidders who remain in contention for the award of the contract. Return unopened financial proposals to bidders whose technical proposals failed to achieve the minimum criteria. |

Non-disclosure	8	Not disclose to <i>bidders</i> , or to any other person not officially concerned with such processes, information relating to the evaluation and comparison of bids and recommendations for the award of a contract, until after the award of the contract to the successful bidder.
Grounds for rejection	9	Consider rejecting a bid if there is any effort by a <i>bidder</i> to influence the processing of bids or contract award.
Disqualification	10	Instantly disqualify a <i>bidder</i> (and his bid) if it is established that the <i>bidder</i> offered an inducement to any person with a view to influencing the placing of a contract arising from this invitation to bid.
Test for responsiveness	11	Determine before detailed evaluation, whether each bid properly received. • meets the requirements of these Conditions of Bid, • has been properly signed, and • is responsive to the requirements of the <i>bid documents</i>.
	12	Judge a <i>responsive bid</i> as one which conforms to all the terms, conditions, and specifications of the <i>bid documents</i> without material deviation or qualification. A material deviation or qualification is one which, in the CCMA's opinion would. • detrimentally affect the scope, quality, or performance of the works, services or supply identified in the Contract Data, • change the CCMA's or the <i>bidder's</i> risks and responsibilities under the contract, or • affect the competitive position of other <i>bidders</i> presenting responsive bids, if it were to be rectified.
Non-responsive bids	13	Reject a non-responsive bid, and not allow it to be subsequently made responsive by correction or withdrawal of the non-conforming deviation or reservation.
Arithmetical errors	14	Check responsive bids for arithmetical errors, correcting them as follows: • Where there is a discrepancy between the amounts in figures and in words, the amount in words shall govern.

		• If a bill of quantities applies and there is a discrepancy between the rate and the line-item total, resulting from multiplying the rate by the quantity, the rate as quoted shall govern. Where there is an obviously gross misplacement of the decimal point in the rate, the line-item total as quoted shall govern, and the rate will be corrected. • Where there is an error in the total of the Prices, either as a result of other corrections required by this checking process or in the <i>bidder's</i> addition of prices, the total of the Prices, if any, will be corrected. • The corrected price will be communicated to the bidder. The bidder may withdraw the bid but may not change the bid price.
	15	Reject a bid if the <i>bidder</i> does not accept the corrected total of the Prices (if any).
Evaluating the bid	16	Evaluate responsive bids in accordance with the <i>procedure and criteria</i> stated in the Bid Data. The evaluated bid price will be disclosed only to the relevant CCMA bid committee and will not be disclosed to <i>bidders</i> or any other person.
Clarification of a bid	17	Obtain from a <i>bidder</i> clarification of any matter in the bid which may not be clear or could give rise to ambiguity in a contract arising from this bid if the matter were not to be clarified.
Acceptance of bid	18	Notify CCMA's acceptance to the successful <i>bidder</i> before the expiry of the <i>validity period</i> or agreed additional period. Providing the notice of acceptance does not contain any qualifying statements, it will constitute the formation of a contract between the CCMA and the successful <i>bidder</i> .
Notice to unsuccessful bidders	19	After the successful <i>bidder</i> has acknowledged the CCMA's notice of acceptance, notify other <i>bidders</i> that their bids have not been accepted, following the CCMA's current procedures.
Prepare contract documents	20	Revise the contract documents issued by the CCMA as part of the <i>bid documents</i> to take account of • Addenda issued during the bid period, • inclusion of some of the <i>bid returnables</i>, and • other revisions agreed between the CCMA and the successful <i>bidder</i>, before the issue of the CCMA's notice of acceptance (of the bid). • The schedule of deviations attached to the form of offer and acceptance, if any.

Issue final contract	21	Issue the final contract documents to the successful <i>bidder</i> for acceptance within one week of the date of the CCMA's notice of acceptance.
Sign Form of Agreement	22	Arrange for authorised signatories of both parties to complete and sign the original and one copy of the Form of Agreement within two weeks of the date of the CCMA's notice of acceptance of the bid. If either party requires the signatories to initial every page of the contract documents, the signatories for the other party comply with the request.
Complete Adjudicator's Contract	23	Unless alternative arrangements have been agreed, arrange for both parties to complete and sign the Form of Agreement and Contract Data with the selected adjudicator.
Provide copies of the contracts	24	Provide to the successful <i>bidder</i> the number of copies stated in the Bid Data of the signed copy of the contracts within three weeks of the date of the CCMA's acceptance of the bid.

In the event of any inconsistency between the provisions of this bid document and Annexure 7 (CCMA Standard Conditions of Bid), the provisions of this bid document shall prevail



**GOVERNMENT PROCUREMENT
GENERAL CONDITIONS OF CONTRACT**

CCMA/2025/10/JHB

TABLE OF CLAUSES

1. Definitions
2. Application
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4. Standards
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General Conditions of Contract

1. **Definitions**
 1. 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 supplier, 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 supplier 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 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 supplier 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 supplier and not involving the supplier'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 supplier 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 supplier or his subcontractors) and which costs are inclusive of the costs abroad, plus freight and other direct importation costs such as landing 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 supplier covered under the contract.
- 1.25. "Written" or "in writing" means handwritten 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, sales, hiring, letting and the granting or acquiring of rights, but excluding immovable property, unless otherwise indicated 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. With certain exceptions, invitations to bid are only published in the Government Tender Bulletin. The Government Tender Bulletin may be obtained directly from the Government Printer, Private Bag X85, Pretoria 0001, or accessed electronically from www.treasury.gov.za

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

6. Patent rights

- 6.1. The supplier shall indemnify the purchaser against all third-party claims of infringement of patent, trademark, or industrial design rights arising from use of the goods or any part thereof by the purchaser.

7. Performance security

- 7.1. Within thirty (30) days of receipt of the notification of contract award, the successful 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 supplier'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 supplier not later than thirty (30) days following the date of completion of the supplier's performance obligations under the contract, including any warranty obligations, unless otherwise specified in SCC.

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 Department or an organization acting on behalf of the Department.
- 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 clauses 8.2 and 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 supplier.
- 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 analysed 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 supplier who shall, when called upon, remove them immediately at his own cost and forthwith substitute them with supplies

which do comply with the requirements of the contract. Failing such removal the rejected supplies shall be returned at the suppliers cost and risk. Should the supplier fail to provide the substitute supplies forthwith, the purchaser may, without giving the supplier further opportunity to substitute the rejected supplies, purchase such supplies as may be necessary at the expense of the supplier.

- 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. Packing

- 9.1. The supplier shall provide such packing of the goods as is required to prevent their damage or deterioration during transit to their final destination, as indicated in the contract. The packing shall be sufficient to withstand, without limitation, rough handling during transit and exposure to extreme temperatures, salt and precipitation during transit, and open storage. Packing, case size and weights shall take into consideration, where appropriate, the remoteness of the goods' final destination and the absence of heavy handling facilities at all points in transit.
- 9.2. The packing, 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, specified in SCC, and in any subsequent instructions ordered by the purchaser.

10. Delivery and documents

- 10.1. Delivery of the goods shall be made by the supplier in accordance with the terms specified in the contract. The details of shipping and/or other documents to be furnished by the supplier are specified in SCC.
- 10.2. Documents to be submitted by the supplier are specified in SCC.

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 in the SCC.

12. Transportation

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

13. Incidental services

- 13.1. The supplier may be required to provide any or all of the following services, including additional services, if any, specified in SCC:
- (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 supplier of any warranty obligations under this contract; and
- (e) training of the purchaser's personnel, at the supplier'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 supplier 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 supplier for similar services.

14. Spare parts

14.1. As specified in SCC, the supplier may be required to provide any or all of the following materials, notifications, and information pertaining to spare parts manufactured or distributed by the supplier:

- (a) such spare parts as the purchaser may elect to purchase from the supplier, provided that this election shall not relieve the supplier of any warranty obligations under the contract; and
- (b) in the event of termination of production of the spare parts:
 - (i) Advance notification to the purchaser of the pending termination, in sufficient time to permit the purchaser to procure needed requirements; and
 - (ii) 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 supplier 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 supplier 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 supplier, 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 in SCC.

- 15.3. The purchaser shall promptly notify the supplier in writing of any claims arising under this warranty.
- 15.4. Upon receipt of such notice, the supplier shall, within the period specified in SCC and with all reasonable speed, repair or replace the defective goods or parts thereof, without costs to the purchaser.
- 15.5. If the supplier, having been notified, fails to remedy the defect(s) within the period specified in SCC, the purchaser may proceed to take such remedial action as may be necessary, at the supplier's risk and expense and without prejudice to any other rights which the purchaser may have against the supplier under the contract.

16. Payment

- 16.1. The method and conditions of payment to be made to the supplier under this contract shall be specified in SCC.
- 16.2. The supplier 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 supplier.
- 16.4. Payment will be made in Rand unless otherwise stipulated in SCC.

17. Prices

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

18. Contract amendments

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

19. Assignment

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

20. Subcontracts

- 20.1. The supplier shall notify the purchaser in writing of all subcontracts awarded under this contracts if not already specified in the bid. Such notification, in the original bid or later, shall not relieve the supplier from any liability or obligation under the contract.

21. Delays in the supplier's performance

- 21.1. Delivery of the goods and performance of services shall be made by the supplier 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 supplier or its subcontractor(s) should encounter conditions impeding timely delivery of

the goods and performance of services, the supplier 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 supplier's notice, the purchaser shall evaluate the situation and may at his discretion extend the supplier'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. No provision in a contract shall be deemed to prohibit the obtaining of supplies or services from a national department, provincial department, or a local authority.
- 21.4. The right is reserved to procure outside of the contract small quantities or to have minor essential services executed if an emergency arises, the supplier's point of supply is not situated at or near the place where the supplies are required, or the supplier's services are not readily available.
- 21.5. Except as provided under GCC Clause 25, a delay by the supplier in the performance of its delivery obligations shall render the supplier 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.
- 21.6. Upon any delay beyond the delivery period in the case of a supplies contract, the purchaser shall, without cancelling 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 supplier'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 supplier.

22. Penalties

- 22.1. Subject to GCC Clause 25, if the supplier 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 goods 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 supplier, may terminate this contract in whole or in part:
 - (a) if the supplier 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 Supplier fails to perform any other obligation(s) under the contract; or
 - (c) if the supplier, in the judgment 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 supplier shall be liable to the purchaser for any excess costs for such similar goods, works or services. However, the supplier shall continue performance of the contract to the extent not terminated.
- 23.3. Where the purchaser terminates the contract in whole or in part, the purchaser may decide to impose a restriction penalty on the supplier by prohibiting such supplier from doing business with the public sector for a period not exceeding 10 years.
- 23.4. If a purchaser intends imposing a restriction on a supplier or any person associated with the supplier, the supplier will be allowed a time period of not more than fourteen (14) days to provide reasons why the envisaged restriction should not be imposed. Should the supplier fail to respond within the stipulated fourteen (14) days the purchaser may regard the intended penalty as not objected against and may impose it on the supplier.
- 23.5. Any restriction imposed on any person by the Accounting Officer / Authority will, at the discretion of the Accounting Officer / Authority, also be applicable to any other enterprise or any partner, manager, director or other person who wholly or partly exercises or exercised or may exercise control over the enterprise of the first-mentioned person, and with which enterprise or person the first-mentioned person, is or was in the opinion of the Accounting Officer / Authority actively associated.
- 23.6. If a restriction is imposed, the purchaser must, within five (5) working days of such imposition, furnish the National Treasury, with the following information:
- (i) the name and address of the supplier and / or person restricted by the purchaser;
 - (ii) the date of commencement of the restriction
 - (iii) the period of restriction; and
 - (iv) the reasons for the restriction.
- These details will be loaded in the National Treasury's central database of suppliers or persons prohibited from doing business with the public sector.
- 23.7. If a court of law convicts a person of an offence as contemplated in sections 12 or 13 of the Prevention and Combating of Corrupt Activities Act, No. 12 of 2004, the court may also rule that such person's name be

endorsed on the Register for Tender Defaulters. When a person's name has been endorsed on the Register, the person will be prohibited from doing business with the public sector for a period not less than five years and not more than 10 years. The National Treasury is empowered to determine the period of restriction and each case will be dealt with on its own merits. According to section 32 of the Act the Register must be open to the public. The Register can be perused on the National Treasury website.

24. Anti-dumping and countervailing duties and rights

- 24.1. When, after the date of bid, provisional payments are required, or antidumping 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 contractor to the State or the State may deduct such amounts from moneys (if any) which may otherwise be due to the contractor 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 supplier 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 supplier shall promptly notify the purchaser in writing of such condition and the cause thereof. Unless otherwise directed by the purchaser in writing, the supplier 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 supplier if the supplier becomes bankrupt or otherwise insolvent. In this event, termination will be without compensation to the supplier, 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 supplier 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 supplier 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. Mediation proceedings shall be conducted in accordance with the rules of procedure specified in the SCC.
- 27.5. 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 supplier any monies due the supplier.

28. Limitation of liability

- 28.1. Except in cases of criminal negligence or willful misconduct, and in the case of infringement pursuant to Clause 6;
- (a) the supplier 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 supplier to pay penalties and/or damages to the purchaser; and
 - (b) the aggregate liability of the supplier 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 in SCC.

31. Notices

- 31.1. Every written acceptance of a bid shall be posted to the supplier 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 supplier 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 supplier 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 the Department must be in possession of a tax clearance certificate, submitted by the bidder. This certificate must be an original issued by the South African Revenue Services.

33. National Industrial Participation (NIP) Programme

- 33.1. The NIP Programme administered by the Department of Trade and Industry shall be applicable to all contracts that are subject to the NIP obligation.

34. Prohibition of Restrictive practices

- 34.1. In terms of section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, an agreement between, or concerted practice by, firms, or a decision by an association of firms, is prohibited if it is between parties in a horizontal relationship and if a bidder (s) is / are or a contractor(s) was / were involved in collusive bidding (or bid rigging).
- 34.2. If a bidder(s) or contractor(s), based on reasonable grounds or evidence obtained by the purchaser, has / have engaged in the restrictive practice referred to above, the purchaser may refer the matter to the Competition Commission for investigation and possible imposition of administrative penalties as contemplated in the Competition Act No. 89 of 1998.
- 34.3. If a bidder(s) or contractor(s), has / have been found guilty by the Competition Commission of the restrictive practice referred to above, the purchaser may, in addition and without prejudice to any other remedy provided for, invalidate the bid(s) for such item(s) offered, and / or terminate the contract in whole or part, and / or restrict the bidder(s) or contractor(s) from conducting business with the public sector for a period not exceeding ten (10) years and / or claim damages from the bidder(s) or contractor(s) concerned.

**COMMISSION FOR CONCILIATION,
MEDIATION & ARBITRATION**



TO THE CCMA

PROTECTION OF PERSONAL INFORMATION ACT, 4 OF 2013

By signing this form;

- a) I/we hereby grant my/our voluntary consent that my/our personal information may be processed, collected, used and disclosed in compliance with the Protection of Personal Information Act, 4 of 2013.
- b) I/we furthermore agree that my/our personal information may be used for the lawful and reasonable purposes in as far as the CCMA (responsible party) must use my/our information in the performance of its public legal duty.
- c) I/we understand that my/our personal information may be disclosed to a third party in as far as the CCMA must fulfil its public legal duty.
- d) I/we furthermore understand that there are instances in terms of abovementioned Act where my express consent is not necessary to permit the processing of personal information, which may be related to litigation or when the information is publicly available. Further details are available on the CCMA website.

SIGNED AT _____ ON THIS _____ DAY OF _____ 2026.

COMPANY NAME: _____

INITIAL AND SURNAME OF REPRESENTATIVE OF THE COMPANY: _____

SIGNATURE OF REPRESENTATIVE OF THE COMPANY: _____