

RFI NUMBER:	RFI003/2026
DESCRIPTION:	Request for Information – Redevelopment, Rehabilitation and Long-term operation of Telkom Towers complex
CLOSING DATE:	03 November 2026
CLOSING TIME:	23:55
RFI SUBMISSIONS ELECTRONICALLY:	Bidders that wish to submit a tender response must send an email to vusiscm@dbsa.org indicating their participation ➤ Bidders are required to submit written requests for clarification via e-mail to vusiscm@dbsa.org ONLY, quoting the RFP Number on the subject of the e-mail. This must be done three (3) working days before submission day. ➤ Bidders will thereafter receive a OneDrive Link to upload their submission documents electronically. ➤ Written requests for clarification will be considered up to and including <u>26 October 2026 16:30</u> Johannesburg time. Requests received after this date may not be attended to. ➤ Any requests after the stipulated date and time may be disregarded. NB: Electronic submission is encouraged for all bidders interested in this tender Closing date of this 03/11/2026 is before 23:55. No physical bids will be received or accepted at the DBSA



RFI RESPONSES MUST BE	NO HAND DELIVERY OF PROPOSALS - RFI RESPONSES WILL DONE ELECTRONICALLY
ATTENTION:	DBSA SCM OFFICIAL
NAME OF RESPONDENT:	
CONTACT PERSON:	
EMAIL ADDRESS:	
TELEPHONE NUMBER:	
FAX NUMBER:	
RESPONDENT'S STAMP OR SIGNATURE:	

ENQUIRIES

- Enquiries regarding this Request for Information should only be emailed to:

SCM	vusiscm@dbsa.org
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- Enquiries should reference specific paragraph numbers, where appropriate.
- All questions/ enquiries must be forwarded in writing not later than **7 days before tender closing 03 November 2026.**
- **Questions/Answers will be emailed to Respondents.**

Terms of Reference (ToR)

REQUEST FOR INFORMATION (RFI):

REQUEST FOR INFORMATION (RFI)

FOR THE

**REDEVELOPMENT, REHABILITATION AND LONG-TERM
OPERATION OF THE STATE-OWNED ASSET KNOWN AS
OLD TELKOM TOWERS COMPLEX LOCATED ON ERVEN
3264 AND 2999, PRETORIA CBD (NINE BUILDINGS)**

RFI003/2026

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REQUEST FOR INFORMATION (RFI)

Redevelopment, Rehabilitation and Long-Term Operation of the State-owned asset known as old Telkom Towers Complex located on Erven 3264 and 2999, Pretoria CBD (Nine Buildings)

1. IMPORTANT NOTICE AND DISCLAIMER

Infrastructure Finance and Implementation Support Agency (IFISA), on behalf of the Department of Public Works and Infrastructure, invites market participants to provide information which may inform the feasibility study for the registered potential Public Private Partnership (PPP) project for the rehabilitation, redevelopment, and long-term operation and maintenance of the old Telkom Towers Complex in the Pretoria CBD; as part of the broader precinct-scale approach incorporating adjacent government assets, namely the Central Government Offices (CGO) and Public Works House (PWH).

The information in this RFI has been prepared in good faith by IFISA and the Department of Public Works and Infrastructure (DPWI), based on various sources as part of preliminary investigations. Therefore, DPWI and its advisors make no representations or warranties, express or implied, regarding the accuracy, completeness, or adequacy of the information, and accept no liability in this regard.

Respondents are responsible for conducting their own independent assessments and obtaining any necessary professional advice. No claims may be made against DPWI or its representatives arising from this RFI or reliance on its contents.

Information gathered through this RFI may support the feasibility study in accordance with National Treasury Regulation 16 stages, including needs analysis, options analysis, due diligence, value assessment, economic valuation, and procurement planning.

This RFI is not a tender or a commitment to procure. DPWI reserves the right to amend, suspend, or cancel the RFI at any time. All costs incurred by respondents are for their own account.

Participation in this RFI is encouraged but not mandatory for future participation. Should the project proceed and obtain Treasury Approval I, any subsequent procurement will follow the prescribed PPP processes under Treasury Regulation 16.

2. PURPOSE OF THIS RFI

Infrastructure Finance and Implementation Support Agency (IFISA), on behalf of DPWI, invites market participants to provide information which may inform the registered potential PPP Feasibility Study in terms of National Treasury Regulation 16 (NTR 16) under the PFMA.

This RFI constitutes a structured early market engagement to amongst others:

- a) Test technical, commercial and operational approaches to asset rehabilitation and government accommodation;
- b) Inform PPP structuring, packaging and risk allocation;
- c) Advise on requirements for bankability and affordability over the full asset lifecycle; and
- d) Inform procurement strategy and delivery model selection

This RFI is not a procurement process.

3. PROJECT ROLE-PLAYERS

3.1. Department of Public Works and Infrastructure (DPWI)

The National Department of Public Works and Infrastructure (DPWI) is the custodian and manager of South Africa's national government immovable asset portfolio and is responsible for providing strategic leadership in the public works, property, and construction sectors. Its mandate includes the planning, delivery, maintenance and oversight of public infrastructure; the management of state-owned and leased properties; and the development of policies and regulatory frameworks that support an efficient, transformed, and sustainable built environment. The Department also plays a key role in advancing socio-economic development through infrastructure investment and public works programmes that promote job creation, skills development, and inclusive economic growth.

3.2. Infrastructure Finance and Implementation Support Agency (IFISA)

IFISA is a ring-fenced programme office established in terms of memorandum of agreement concluded between National Treasury (as its principal owner), Development Bank of Southern Africa (DBSA) and Government Technical Centre (GTAC). IFISA is a strategic, catalytic infrastructure partner that operates at scale to build bankable pipelines, mobilize DFI and private sector capital, enable delivery, strengthen institutions and drive measurable impact. The key functions of IFISA are, inter alia, as follows:

- Undertake integrated infrastructure planning and project preparation activities, including the development and maintenance of a credible and bankable project pipeline.
- Structure and optimize financing arrangements for projects to reduce reliance on fiscal funding and promote alternative and blended financing solutions.
- Mobilise private sector finance and expertise to support infrastructure delivery and improve risk allocation.
- Provide technical assistance and transaction advisory support to prepare, structure, and advance projects to bankability.
- Strengthen independent appraisal and review project proposals prior to submission to the Budget Facility for Infrastructure (BFI) and other approval structures.
 - Enhance procurement support and project management capacity to enable efficient and compliant project implementation.
 - Improve spending outcomes through effective grant management, including continuous monitoring, timely interventions, and transparent reporting.
 - Provide quality assurance support to National Treasury, including independent verification, monitoring and evaluation, and ex post project assessments.

For more information on the IFISA, please visit the website: <https://www.ifisa.org.za>

4. PROJECT SUMMARY

The Strategic Delivery Programme (SDP) within the Department of Public Works and Infrastructure (DPWI), through IFISA, will be undertaking a project feasibility study in terms of National Treasury Regulation (NTR) 16, for the rehabilitation, redevelopment, and long-term operation and maintenance of the old Telkom Towers Complex in the Pretoria CBD. The objective is to test the viability of delivering the asset as fit-for-purpose government accommodation through a bankable Public-Private Partnership (PPP) model.

Through this RFI, DPWI seeks structured market input to:

- Assess technical approaches to refurbishing and upgrading the asset to meet regulatory and government accommodation standards
- Evaluate PPP delivery models, including contract structuring, packaging, and lifecycle approaches
- Test commercial viability and bankability, including funding assumptions and conditions for private sector participation
- Inform risk allocation, affordability, and Value for Money (VfM) assessments
- Explore operations, maintenance, and capacity transfer models to ensure sustainable long-term asset performance

This RFI focuses on a base case project (Telkom Towers only) while also testing a broader precinct-scale approach incorporating adjacent government assets (CGO and PWH) for consideration during the Feasibility Study ensuring integrated planning and urban revitalisation in accordance with the Tshwane Inner City Regeneration Programme (TICRP).

Respondents are requested to provide high-level, non-binding inputs across technical, commercial, financial, and operational aspects using a structured response template.

This RFI is not a procurement process and does not commit DPWI to a specific transaction structure. It is a critical early market engagement step aimed at ensuring that any future PPP is credible, bankable, and aligned with National Treasury requirements.

5. PROJECT CONTEXT AND PROBLEM STATEMENT

The old Telkom Towers Complex is a strategically located but underutilised state asset requiring significant rehabilitation to meet compliance and operational standards.

Government Objectives:

- Deliver fit-for-purpose government accommodation
- Ensure compliance with OHSA, building regulations, and GIAMA lifecycle requirements
- Reduce long-term fiscal and maintenance burden
- Leverage private sector expertise in:
 - Rehabilitation/redevelopment/adaptation
 - Lifecycle maintenance
 - Facilities management
- Achieve Value for Money (VfM) through optimal risk transfer under a PPP

6. PROJECT DEFINITION

6.1. Base Case (RFI Focus)

A PPP for the Rehabilitation, redevelopment, operation and maintenance of the old Telkom Towers Complex (TT) Complex ($\pm 106,495\text{m}^2$ GLA), to deliver compliant government accommodation.

6.2. Expanded Precinct Scenario (Feasibility Study Scope)

Integration with:

- Central Government Offices building (CGO) and
- Public Works House city block (PWH)

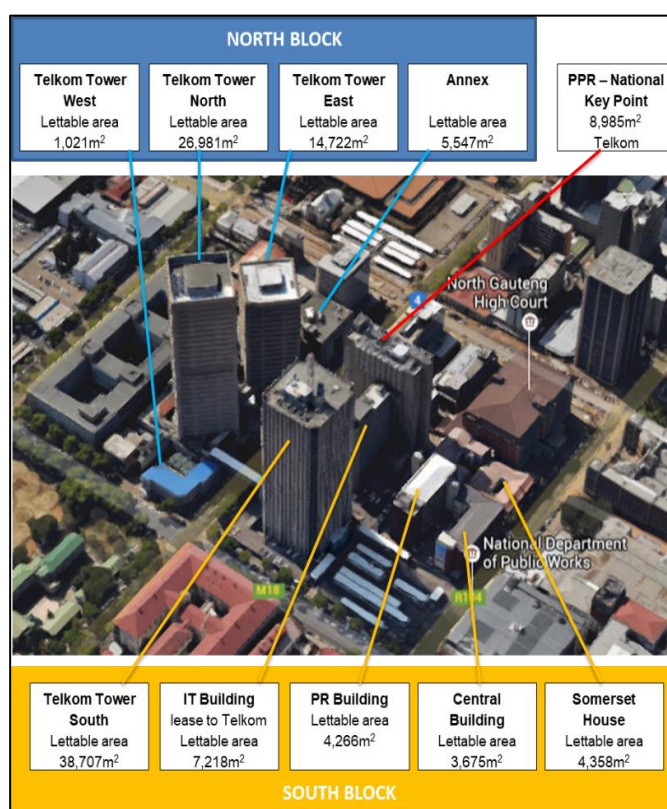
Respondents are required to respond to the Base Case Project whilst considering the consolidated precinct-scale planning approach which will be the focus in the PPP Feasibility study.

6.3. RFI Project Focus:

The TT complex was developed by the then Department of Posts and Telecommunications. The South Tower was a prominent feature in the early 1970s, with the North Tower developed in the early 1990s. Currently the complex comprises nine buildings situated across two state-owned properties (Erven 3264 and 2999, Pretoria Town, and townlands 351-JR). The redevelopment of the old Telkom Towers Complex is being considered within a broader precinct-based asset optimisation strategy, including adjacent state-owned assets such as CGO Building and Public Works House. Respondents are encouraged to consider integration opportunities that support inner-city regeneration objectives.

Below are the basic property and building details of old Telkom Towers complex:

Building	Gross Lettable Area
Telkom Towers South (TTS)	38,707 m ²
Telkom Towers West (TTW) - Heritage	1,021 m ²
Telkom Towers East (TTE)	14,722 m ²
Telkom Towers North (TTN)	26,981 m ²
Somerset House - Heritage	4,358 m ²
Central Building - Heritage	3,675 m ²
Annex	5,547 m ²
IT Building	7,218 m ²
PR	4,266 m ²
Estimated Gross Lettable Areas (GLA), excluding 2214 parking bays	106,495 m ²
Parking Garages – 2214 bays	60,624 m ²
Estimated Gross Construction Area (GCA), including parking	208,155 m ²



a) Site and buildings

Erf 2999 is located alongside Bosman, Madiba and Johannes Ramokhoase Streets and Erf 3264 is located on the corners of Bosman and Johannes Ramokhoase Streets.

- **Erf 3264** houses four (4) of the nine (9) buildings that comprise the Telkom Towers Complex. Access to these buildings is from Bosman - and Johannes Ramokhoase Streets.

The four (4) properties on Erf 3264 are:

- Telkom Towers West - West Wing Building (Heritage)
- Telkom Towers North
- Telkom Towers East
- Annex Building

- **Erf 2999** houses six (6) of the nine (9) buildings that form the Telkom Towers Complex. Access to these buildings is from Madiba - and Johannes Ramokhoase Streets.

The six (6) properties on Erf 2999 are:

- Telkom Towers South
- Somerset House (Heritage)
- IT (Data) Building
- PR Building
- Central Building (Heritage)
- *PPR Building (National Key Point) – retained by Telkom SOC Ltd. and therefore out of scope. **

b) Configuration

- Location: Pretoria Central Business District (CBD). Address 152 Johannes Ramokhoase Street, Pretoria.
- Configuration: For purposes of this RFI, the Project Buildings are nine (9) buildings constituting the old Telkom Towers complex. The buildings are clustered across two state-owned properties: Erven 3264 and 2999, Pretoria Town, and townlands 351-JR.
- Note that the PPR building, the tenth building, is designated as a National Key Point and is excluded from this project scope. Any redevelopment proposals must respect security and access constraints associated with their continued operation.

c) Scale

The nine buildings consist of approximately 106,495m² of gross lettable area and approximately 2,214 parking bays (60,624 m² consisting of 79 open, 86 shaded, and 2,049 basement parking bays).

d) Zoning

Both Erven 3264 and 2999 are zoned Business 1.

e) History

The main complex (Towers North, South, East, and Annex building) was constructed in 1965. The Western block and Somerset House were constructed between the 1920s and the 1930s. The remaining three buildings (Central, IT, and PR buildings) are estimated to have been constructed in the 1960s. Considering this, the heritage significance would have to be assessed, and the impact on a potential redevelopment solution determined.

f) Current condition

With the exception of the North Tower, the buildings require significant refurbishment and lifecycle renewal to meet contemporary compliance, safety, and performance standards.

7. PROJECT SCOPE (LIFECYCLE-BASED)

The project is expected to include:

a) Rehabilitation & Redevelopment

- Structural upgrades
- Compliance upgrades (OHSA, fire, accessibility)
- Heritage-sensitive refurbishment

b) Government Accommodation Delivery

- Space planning aligned to departmental needs
- Flexible and adaptable design

c) Operations & Maintenance (O&M)

- Performance-based facilities management
- Lifecycle maintenance

d) Transitional Operations & Capacity Transfer

- Defined O&M period under private party
- Gradual transfer of:
 - Skills
 - Systems
 - Asset management capability to DPWI

8. POTENTIAL PPP COMMERCIAL AND DELIVERY SCENARIOS TO CONSIDER

Respondents must consider the following potential project scenarios:

a) Scenario 1: Availability - Based PPP (DFBOM)

- Government as anchor tenant
- Private party responsible for full lifecycle delivery
- Payment via unitary charge

b) Scenario 2: Hybrid PPP (Government & Commercial)

- Government accommodation including potential third-party tenants
- Blended revenue model

c) Scenario 3: Phased / Packaged Delivery Model

- Building-by-building or precinct packaging
- Potential multiple contracts

9. OBJECTIVES OF THIS REQUEST FOR INFORMATION (RFI)

Considering the above context, the main objectives of this RFI include the following:

- To obtain market input to inform the Feasibility Study contemplated in NTR 16 regarding the rehabilitation, redevelopment, operation and maintenance of the assets to enable fit-for-purpose, compliant occupation by government.
- To understand technical, commercial and delivery approaches that would enable the assets to meet applicable statutory, regulatory and policy requirements for government accommodation, including occupational health and safety, building control, environmental, accessibility and heritage requirements (where applicable).
- To test potential delivery and contracting structures for the rehabilitation and redevelopment of the assets and for the operation and maintenance of the facilities for a defined period, during which the Department develops the requisite institutional capacity and systems to assume responsibility for ongoing facilities and asset management functions.
- To explore alternative structuring and packaging options - including single or multiple contracts, building-by-building, partial-precinct or precinct-wide approaches - and associated implications for:
 - Affordability over the contract life;
 - Value for money relative to traditional procurement;
 - Appropriate risk transfer to the private party; and
 - Effective contract management by the Department.
- To generate early market intelligence that will inform key Feasibility Study outputs, including procurement options analysis, reference project structuring, output specifications, risk allocation, affordability modelling and lifecycle costing, as required under NTR 16.

9.1. Rehabilitation and Compliance

- Approaches to achieving fit-for-purpose, compliant government buildings
- Key risks:
 - Latent defects
 - Heritage constraints
 - Cost overruns

9.2. Government Accommodation and Lifecycle Delivery

Respondents are requested to provide high-level, non-binding input on the following matters to support the Feasibility Study:

a) Rehabilitation Strategy

- Efficient refurbishment methodologies
- Cost and programme drivers
- Lifecycle optimisation

b) Fitness for Government Occupation

- Design standards
- Flexibility and future adaptability

c) Operations, Maintenance and Capacity Transfer

- Performance-based O&M models
- Contract durations
- Skills transfer mechanisms

d) Contracting and Packaging

- Single vs. multiple contracts
- Phasing strategies
- Impact on:
 - Affordability
 - VfM
 - Risk transfer

9.3. Commercial Structuring and Bankability

- Required contract term
- Revenue model viability
- Minimum conditions for financial close:
 - IRR expectations
 - Pre-let thresholds
 - Government support requirements

9.4. Risk Allocation

Respondents must:

- Propose allocation for:
 - Rehabilitation risk
 - Latent defects
 - O&M performance
- Identify deal-breakers

9.5. Affordability and Value for Money

- Cost drivers across lifecycle
- Comparison with traditional procurement
- Mechanisms to optimise fiscal impact

10. REGULATORY AND GOVERNANCE CONTEXT

In particular, the project must align with the DPWI's GIAMA requirements for strategic asset management, lifecycle planning, and the optimal utilisation of state-owned immovable assets.

The primary legislation to consider when completing this RFI include:

a) Fundamental Enabling and Governance Legislation

- Government Immovable Asset Management Act (GIAMA), Act 19 of 2007: This is the foundational Act for managing state assets. It dictates how assets are managed throughout their life cycle (planning, acquisition, operation, and disposal) to ensure alignment with service delivery objectives.
- Public Finance Management Act (PFMA), Act 1 of 1999 including National Treasury Regulation (NTR) 16 (PPP Manual): Ensures that the redevelopment is financially responsible, transparent, and accountable. It governs the management of assets and liabilities and prohibits wasteful expenditure.
- State Land Disposal Act, Act 48 of 1961: If the redevelopment involves the sale, lease, exchange, or donation of state land, this act and its associated regulations must be followed.

b) Infrastructure and Procurement Legislation

- Infrastructure Development Act, Act 23 of 2014: Provides for the facilitation and coordination of public infrastructure development, especially for projects of significant economic or social importance.
- Construction Industry Development Board Act, Act 38 of 2000: Regulates construction procurement to ensure compliance with standards and best practices in the construction industry.
- Preferential Procurement Policy Framework Act (PPPFA), Act 5 of 2000: Governs the appointment of contractors to ensure Broad-Based Black Economic Empowerment (B-BBEE) compliance.

c) Environmental and Cultural Compliance

- National Environmental Management Act (NEMA), Act 107 of 1998: A comprehensive environmental impact assessment (EIA) is required for most large-scale redevelopments.
- National Heritage Resources Act, Act 25 of 1999: If the state asset is older than 60 years or deemed a heritage site, this Act applies regarding development or demolition permissions.

d) Occupational and Safety Regulations

- Occupational Health and Safety Act (OHSA), Act 85 of 1993: Ensures the health and safety of workers and the public during the construction and operation phases.
- National Building Regulations and Building Standards Act, Act 103 of 1977: Governs the technical standards for construction.

e) Constitutional and Land Rights

- The Constitution of the Republic of South Africa, 1996: Section 25 provides the framework for property rights, land reform, and expropriation if necessary for development.

- Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013: Regulates the land-use changes (rezoning) required for redevelopment.

11. KEY ASSUMPTIONS (For market testing)

Respondents should assume that:

- Government may act as an Anchor tenant and/or Contracting authority
- Heritage constraints apply to portions of the site
- Significant refurbishment is required
- The registered potential PPP project to follow NTR 16 approval process (TA I, IIA, IIB, III)

12. RESPONDENT RESPONSES

Considering this RFI, respondents are requested to provide concise input and supporting evidence where relevant using the Response template as set out below.

Response template (mandatory)

Respondents must structure submissions as follows:

11.1. Executive Summary
11.2. Respondent Profile and Experience
11.3. Rehabilitation and Development Approach
11.4. Government Accommodation Strategy
11.5. Commercial Model and PPP Structuring
11.6. Financial and Bankability Inputs
11.7. Risk Allocation Proposal
11.8. Operations, Maintenance and Capacity Transfer Model
11.9. ESG and Localisation
11.10. Data Requirements
11.11. Key Risks, Deal Breakers and Recommendations
11.12. Supporting documents as appendices/annexures

12.1. Executive Summary

Provide a high-level overview of your proposed solution, clearly summarising:

- The development vision and preferred PPP model
 - Key commercial assumptions
 - Bankability position (what makes the project investable?)
 - Top risks and mitigations
 - Why the approach delivers Value for Money (VfM) and aligns with government objectives
- ✓ This section should allow DPWI to quickly understand your overall proposition and credibility.

12.2. Respondent Profile and Experience

Provide details on:

- Respondent profile as a legal entity
 - Roles (developer, contractor, FM operator, financier, etc.)
 - Track record in:
 - Asset rehabilitation / adaptive reuse
 - PPP projects (especially accommodation or social infrastructure)
 - Long-term O&M / FM contracts
 - Experience in heritage or complex brownfield projects
- ✓ Focus on relevant, comparable projects and ability to deliver across the full lifecycle.

12.3. Rehabilitation and Development Approach

Outline technical approach to refurbishing the asset, including:

- Methodology for:
 - Structural upgrades
 - Compliance (OHSA, fire, accessibility, etc.)
 - Heritage-sensitive redevelopment
 - Phasing strategy (e.g. staged refurbishment vs. full shutdown)
 - Approach to:
 - Managing latent defects
 - Minimising cost and programme risk
 - Opportunities for:
 - Sustainability upgrades
 - Lifecycle cost optimisation
- ✓ Provide practical, experience-based insights, not detailed designs.

12.4. Government Accommodation Strategy

Explain how the asset will be configured to meet government user needs, including:

- Space planning principles (efficiency, flexibility, density)
 - Compliance with:
 - Government accommodation standards
 - Workplace norms and evolving needs (e.g. hybrid work)
 - Adaptability for:
 - Future departmental changes
 - Multi-tenancy (if applicable)
 - Approach to ensuring functional, secure, and efficient occupation
- ✓ Focus on fit-for-purpose and long-term usability.

12.5. Commercial Model and PPP Structuring

For each proposed scenario, provide:

- Preferred PPP structure (e.g. DFBOM, hybrid, concession)
 - Contract term and rationale
 - Revenue model:
 - Government payments (if applicable)
 - Third-party income (if applicable)
 - Required government support mechanisms (e.g. guarantees, anchor tenancy)
 - Views on:
 - Packaging (single vs. multiple contracts)
 - Phasing strategies
 - Include any other commercial activities that may add to the value proposition of this project
- ✓ Clearly indicate what structure would be bankable and why.

12.6. Financial and Bankability Inputs

Provide indicative (non-binding) inputs on:

- Estimated capital costs:
 - Linked to the proposition/redevelopment scenario
- Funding structure:
 - Debt/equity mix
 - Sources of finance
- Key financial assumptions:
 - Target equity IRR
 - Cost of debt
- Conditions for financial close:
 - Minimum occupancy / pre-let requirements

- Creditworthiness of government
 - Key sensitivities:
 - Interest rates
 - Inflation
 - Construction cost risk
- ✓ The objective is to test whether the project is financeable under realistic conditions.

12.7. Risk Allocation Proposal

Identify and comment on the following as per the table:

- Key risks, including:
 - Rehabilitation and latent defects
 - Demand / occupancy
 - O&M performance
 - Regulatory approvals
 - Proposed risk allocation (public vs private vs shared)
 - Rationale for allocation based on:
 - Ability to manage risk
 - Impact on pricing and bankability
 - Key risks that would:
 - Require mitigation
 - Be considered unacceptable (deal-breakers)
- ✓ Align responses to PPP principles of optimal risk transfer.

Risk Category	Description	Proposed Allocation	Respondent Input
Rehabilitation risk	Cost overruns, inaccurate scoping linked to condition assessment, latent defects	Private/Shared	
Compliance Risk	Meeting statutory compliance standards	Private	
Demand Risk	Government occupancy certainty	Public	
Financing Risk	Interest rates, funding	Private	
Regulatory Risk	Approvals	Public	
Heritage Risk	Restrictions on development	Shared	
O&M Risk	Lifecycle performance	Private	

Risk Category	Description	Proposed Allocation	Respondent Input
Political Risk	Policy changes	Public	
Force Majeure	External shocks	Shared	

12.8. Operations, Maintenance and Capacity Transfer Model

Describe the proposed approach to:

- Facilities management and O&M:
 - Performance-based standards
 - Service delivery model
 - Lifecycle maintenance:
 - Asset management approach
 - Maintenance planning
 - Contract duration for O&M
 - Hand back requirements and asset condition at expiry
 - Mechanisms for:
 - Skills transfer
 - Institutional capacity building within DPWI
- ✓ Emphasise long-term performance and sustainability of the asset.

12.9. ESG and Localisation

Advise on an approach to:

- Environmental sustainability:
 - Energy efficiency
 - Water use
 - Carbon reduction
 - Resilient climate responsive infrastructure
 - Social impact:
 - Job creation
 - Community impact
 - Governance:
 - Compliance and transparency
 - Localisation:
 - B-BBEE strategy
 - SMME participation
 - Skills development and transfer
- ✓ Responses should align with national policy priorities and PPP requirements.

12.10. Data Requirements

Identify the critical information required to:

- Undertake due diligence
- Develop a bankable proposal
- Secure financing

This may include:

- Technical (condition assessments, drawings)
- Legal (title, servitudes, leases)
- Commercial (tenancy assumptions)
- Utilities and infrastructure capacity

✓ This will inform the data room for the potential PPP Feasibility Study to be undertaken.

12.11. Key Risks, Deal Breakers and Recommendations

Clearly state:

- Top risks impacting:
 - Feasibility
 - Bankability
- Deal breakers (e.g.:
 - Uncertain demand
 - Unmanageable latent defects
- Recommendations to improve:
 - Project structuring
 - Risk allocation
 - Procurement approach

✓ This section is critical to shaping a credible and market-responsive PPP.

12.12. Supporting Documents (Appendices/Annexures)

Include relevant supporting information such as:

- Case studies of similar projects
- Financial model excerpts (high-level)
- Technical references or methodologies

✓ Ensure appendices are relevant and directly support your submission.

13. SUBMISSION INSTRUCTIONS

- Responses should be:
 - Concise but substantive
 - Experience-based (not theoretical)
 - Focused on bankability, delivery, and risk

The objective of this RFI is to gather credible input for a feasibility Treasury Regulation 16 compliant PPP Feasibility Study, rather than to obtain detailed designs.

Format: Electronic submission in a consolidated PDF format including the editable documents either Microsoft Word, Excel and PowerPoint or any combination thereof.

Length: Suggested maximum 50 pages excluding appendices/annexures.

Confidentiality: Please note that the information provided by the respondent will only be used to inform the Treasury-compliant PPP Feasibility study under NTR 16.

14. EVALUATION AND USE OF RESPONSES

Responses will not be evaluated as bids.

This RFI aims at early market engagement to identify and structure innovative, compliant, and commercially viable redevelopment opportunities for the state-owned government accommodation asset known as the old Telkom Towers complex, that will maximise private sector investment and deliver value-for-money through optimised PPP structuring and risk transfer.

The DPWI may use responses to inform the Feasibility Study to be undertaken as part of the registered potential PPP within the ambit of NTR 16.

15. LEGAL AND PROBITY STATEMENTS

No binding commitment: This RFI does not create any binding obligation on the DPWI, IFISA or any respondent.

Reservation of rights: The DPWI, via IFISA, may amend, cancel, or re-issue this RFI and may select any procurement approach.

Conflict of interest: Respondents must disclose any actual, potential, or perceived conflicts of interest.

Anti-corruption: Respondents must comply with applicable anti-corruption laws and are encouraged to report any improper approaches via official channels.

16. CLARIFICATIONS

- Requests for clarification must be made in writing by e-mail: Vusik4@dbsa.org
- Requests for clarification will be accepted by IFISA via e-mail provided in the document. The submission reference must be included in the subject line of the email.
- Telephonic enquiries for clarification will not be accepted. Respondents must reduce all enquiries to writing and send to the above email address.

17. COMMUNICATION

DBSA (IFISA) will communicate with respondents for, among others, where RFI clarity is sought, to obtain information. Any communication either by facsimile, letter or electronic mail or any other form of correspondence to any government official, Department or representative of an institution or a person acting in an advisory capacity for the DPWI or IFISA in respect of this RFI is prohibited.

18. DISCLAIMER

This RFI:

- Does not constitute a tender
- Does not commit DPWI or IFISA to procurement
- May inform the registered potential PPP Feasibility Study

Although reasonable care has been taken in compiling the information constituting this RFI, Respondents are encouraged to perform their own due diligence as would typically be required in responding to such an RFI. Neither IFISA nor the DPWI take responsibility for incorrect information nor the misconstruing thereof.

19. CONTACT DETAILS

DBSA SCM: Vusi Kunene

For any enquiries, email: VusiK4@dbsa.org

20. CONCLUSION

This RFI is a critical step in structuring a bankable, lifecycle-based PPP solution for government accommodation delivery. DPWI seeks practical, experience-based, and commercially grounded inputs to inform decision-making under NTR 16.

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

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.

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

2.2.1 If so, furnish particulars:

.....
.....

2.3 Does the bidder or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest in the enterprise have any

interest in any other related enterprise whether or not they are bidding for this contract?

YES/NO

2.3.1 If so, furnish particulars:

.....
.....

3 DECLARATION

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

3.1 I have read and I understand the contents of this disclosure;

3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;

- 3.3 The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or 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.

SBD 4

- 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.

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

I ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME IN TERMS OF PARAGRAPH 6 OF PFMA SCM INSTRUCTION 03 OF 2021/22 ON PREVENTING AND

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.

COMBATING ABUSE IN THE SUPPLY CHAIN MANAGEMENT SYSTEM SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature

.....
Date

.....
Position

.....
Name of bidder