



Request for Proposals (RFP)

Procurement and installation of an HVAC system and replacement of the BMS System at the CSIR ICC for a period of three (3) years.

RFP No. 9501.1/16/09/2025

Date of Issue	Friday, 29 August 2025	
Compulsory Briefing Microsoft Teams Session	Date and Time	Tuesday, 09 September 2025 at 09:00 am
	Address/Link	Join the meeting now
Submission Date of Non-Disclosure Agreement	Tuesday, 09 September 2025 at 13:00	
CSIR International Convention Centre Compulsory Physical Site Visits Meeting Address: Meiring Naude Rd, Brummeria, Pretoria.		Wednesday, 10 September 2025 at 10:00 am
Enquiries	Supply Chain Management	E-mail: tender@csir.co.za
	Please use RFP No and RFP Description as the subject reference	
Last date for submission of enquiries/clarifications	Thursday, 11 September 2025 at 10:00 am	
Electronic Submission	tender@csir.co.za (If tender submission exceeds 25MB, multiple emails must be sent)	
Category	Mechanical Engineering (HVAC) Services	
Closing Date and Time	Tuesday, 16 September 2025 at 15:00	
Bid Validity	180 Calendar Days from the closing date of this RFP	

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ACRONYMS

Abbreviation/Acronym	Description
JBCC PBA 6.2 Agreement	The Joint Building Contracts Committee, Principal Building Agreement Edition 6.2 Agreement
HVAC	Heating, Ventilation, and Air Conditioning
BMS	Business Management System
SAQA	South African Qualifications Authority
ECSA	Engineering Council of South Africa
SACPCMP	South African Council for the Project and Construction Management Professions
VSD	Variable Speed Drives
VRF	Variable Refrigerant Flow
ROE	Rate of Exchange
TCS	Tax Compliance Status

SECTION A

GENERAL RFP TERMS AND CONDITIONS

1 INTRODUCTION

The Council for Scientific and Industrial Research (CSIR) is one of the leading scientific research and technology development organisations in Africa. In partnership with national and international research and technology institutions, the CSIR undertakes directed and multidisciplinary research and technology innovation that contributes to the improvement of the quality of life of South Africans. The CSIR's main site is in Pretoria while it is represented in other provinces of South Africa through regional offices.

2 SUBMISSION OF PROPOSALS

- 2.1 All proposals are to be submitted electronically to tender@csir.co.za. No late proposals will be accepted.
- 2.2 All proposals will only be considered if received by the CSIR before the closing date and time (***as indicated on the cover page***).
- 2.3 All proposal submissions are to be clearly subject-referenced with the **RFP number and RFP Description**. Proposals must consist of two parts, each of which must be sent in separate emails with the following subject:

PART 1: Technical Proposal (Please indicated the RFP Number on each File/folder)

PART 2: Pricing Proposal, Specific Goals claim documentation: (Please indicated the RFP Number on each File/folder)

- 2.4 Proposals submitted must be signed by a person or persons duly authorised.
- 2.5 Proposals submitted at incorrect location and/or address, will not be accepted for considerations.
- 2.6 Proposals received after the closing date and time, at the address indicated in the bid documents, will not be accepted for consideration.

- 2.7** All dates and times in this bid are South African Standard Time.
- 2.8** Any time or date in this bid is subject to change at the CSIR's discretion. The establishment of a time or date in this bid does not create an obligation on the part of the CSIR to take any action or create any right in any way for any bidder to demand that any action be taken on the date established. The bidder accepts that, if the CSIR extends the deadline for bid submission (the Closing Date) for any reason, the requirements of this bid otherwise apply equally to the extended deadline.
- 2.9** Documents submitted via cloud solutions such as: WeTransfer, Google Drive, Dropbox, etc. will not be considered.
- 2.10** The naming / labelling syntax of files or documents must be short and simple.
- 2.11** The CSIR will award the contract to qualified bidder whose proposal is determined to be the most advantageous to the CSIR, taking into consideration the technical (functional) solution, price, specific goals and objective criteria if invoked.

3 COUNTER CONDITIONS

- 3.1** Bidders' attention is drawn to the fact that amendments to any of the RFP Conditions or setting of counter conditions by Bidders or qualifying any RFP Conditions will result in the invalidation of such bids.

4 FRONTING

- 4.1** Government supports the spirit of broad based black economic empowerment and recognizes that real empowerment can only be achieved through individuals and businesses conducting themselves in accordance with the Constitution and in an honest, fair, equitable, transparent and legally compliant manner. Against this background the Government condemn any form of fronting.
- 4.2** The Government, in ensuring that Bidders conduct themselves in an honest manner will, as part of the RFP evaluation processes, conduct or initiate the necessary enquiries/investigations to determine the accuracy of the representation made in bid documents. Should any of the fronting indicators as contained in the Guidelines on Complex Structures and Transactions and Fronting, issued by the Department of Trade and Industry,

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be established during such enquiry / investigation, the onus will be on the Bidder / contractor to prove that fronting does not exist. Failure to do so within a period of 14 days from date of notification may invalidate the bid / contract and may also result in the restriction of the Bidder /contractor to conduct business with the public sector for a period not exceeding ten years, in addition to any other remedies the CSIR may have against the Bidder / contractor concerned.

5 PRICING PROPOSAL

- 5.1** Pricing must be provided in South African Rand (including all applicable taxes less all unconditional discounts. The discounts must be reflected on the Bill of Quantities).
- 5.2** Prices that are subject to escalation and exchange rate (ROE) fluctuations are to be clearly indicated, with the currency and ROE used in the quotation must be clearly indicated.
- 5.3** Payment will be according to the [CSIR Payment Terms and Conditions](#).
- 5.4** Kindly furnish comprehensive pricing details in accordance with the outlined Bill of Quantities in Annexure D. It is imperative that the provided pricing strictly adheres to the Bill of Quantities. Any deviation from this guideline may lead to disqualification, as it could render the bid non-responsive.
- 5.5** For prices subject to rates of exchange variations, the items or proportion of the contract price subject to exchange rate variation and the rates of exchange used in calculating the prices must be disclosed. Bidders must indicate the ROE used by 12:00 p.m. (South African Standard Time) on the date of issuing this tender. Bidders must also indicate the source of ROE used. The bidder must provide a total cost breakdown and escalation formula.
- 5.6** **Prices will be firm and valid for the duration of the contract period.** It is the bidder's responsibility to mitigate against ROE fluctuations, beyond what was catered for under section 5.2.
- 5.7** Pricing must include consideration for night and weekend work where necessary to ensure the uninterrupted continued business of the CSIR ICC due to noise or interruptions in provisions of heating/cooling.

6 APPOINTMENT OF SERVICE PROVIDER

- 6.1** The contract will be awarded to the bidder who scores the highest total number of points during the evaluation process, except where the law permits otherwise.
- 6.2** Appointment as a successful service provider shall be subject to the parties agreeing to mutually acceptable contractual terms and conditions. In the event of the parties failing to reach such agreement, CSIR reserves the right to appoint an alternative supplier.
- 6.3** Awarding of contract will be published on the same platform where the bid was published, and no regret letters will be sent to unsuccessful bidders.

7 SERVICE LEVEL AGREEMENT

- 7.1** Upon award the CSIR and the successful bidder will conclude an agreement in line with the applicable form of contract (JBCC PBA 6.2 Agreement) regulating the specific terms and conditions applicable to the services being procured by the CSIR, more or less in the format of the draft Service Level Agreement (Annexure M) included in this tender pack
- 7.2** The CSIR reserves the right to accept or reject any or all amendments or additions proposed by a bidder if such amendments or additions are unacceptable to the CSIR or pose a risk to the organisation.
- 7.3** The contractor shall achieve in the performance of the Contract the Contract Skills Development Goal (CSDG) established in the CIDB Standard for Developing Skills through Infrastructure Contracts, published in Gazette Notice No. 48495 of 28 April 2023.

8 ENQUIRIES AND CONTACT WITH THE CSIR

Any enquiry regarding this RFP shall be submitted in writing to CSIR to the email and format outlined in the table on the cover page of this RFP document.

Any other contact with CSIR personnel involved in this tender is not permitted during the RFP process other than as required through existing service arrangements or as requested by the CSIR as part of the RFP process.

9 MEDIUM OF COMMUNICATION

All documentation submitted in response to this RFP must be in English.

10 CORRECTNESS OF RESPONSES

10.1 The bidder must confirm satisfaction regarding the correctness and validity of their proposal and that all prices and rates quoted cover all the work/items specified in the RFP. The prices and rates quoted must cover all obligations under any resulting contract.

10.2 The bidder accepts that any mistakes regarding prices and calculations will be at their own risk.

11 VERIFICATION OF DOCUMENTS

11.1 Bidders should check the numbers of the pages to satisfy themselves that none is missing or duplicated. No liability will be accepted by the CSIR in regard to anything arising from the fact that pages are missing or duplicated.

11.2 Pricing schedule and specific goals credentials should be submitted with the proposal, but as a separate document and no such information should be available in the technical proposal.

12 RESPONSIBILITY FOR SUB-CONTRACTORS AND BIDDER'S PERSONNEL

A bidder is responsible for ensuring that its personnel (including agents, officers, directors, employees, advisors and other representatives), its sub-contractors (if any) and personnel of its sub-contractors comply with all terms and conditions of this bid. In the event that the CSIR allows a bidder to make use of sub-contractors, such sub-contractors will at all times remain the responsibility of the bidder and the CSIR will not under any circumstances be liable for any losses or damages incurred by or caused by such sub-contractors.

13 ADDITIONAL TERMS AND CONDITIONS

13.1 A bidder shall not assume that information and/or documents supplied to CSIR, at any time prior to this request, are still available to CSIR, and shall consequently not make any reference to such information document in its response to this request.

13.2 Copies of any affiliations, memberships and/or accreditations that support your submission must be included in the tender.

13.3 In case of proposal/s from a joint venture, the following must be submitted together with the proposal/s:

13.3.1 A joint venture agreement signed by both parties clearly indicating the lead partner, including split of work;

13.3.2 Copy of a valid certificate or consolidated B-BBEE scorecard;

- The Tax Compliance Status (TCS) or CSD Report of each joint venture partner;
- Proof of ownership/shareholder certificates/copies; and
- Company registration certificate/s.

13.4 An omission to disclose material information, a factual inaccuracy, and/or a misrepresentation of fact may result in the disqualification of a tender, or cancellation of any subsequent contract.

13.5 No goods and/or services should be delivered to the CSIR without an official CSIR Purchase order or signed supplier agreement. The CSIR purchase order number must be quoted on the invoice. Invoices without CSIR purchase order numbers will be returned to supplier.

13.6 Failure to comply with any of the terms and conditions as set out in this document will invalidate the Proposal.

14 SPECIAL CONDITIONS

The CSIR reserves the right to:

14.1 Extend the closing date of this RFP;

14.2 Correct any mistakes before closing date and time of the tender that may have been in the Bid documents or occurred at any stage of the tender process;

14.3 Verify any information contained in the bidder's submission;

14.4 Request documentary proof regarding the bidder's submission;

14.5 Carry out site inspections, product evaluations or explanatory meetings in order to verify the nature and quality of the product/service offered by the bidder(s) or verify any information whether before or after the adjudication of this RFP;

- 14.6** Award this tender to a bidder that did not score the highest total number of points, only in accordance with Section 2(1)(f) of the PPPFA (Act 5 of 2000);
- 14.7** Request audited financial statements or other documents for the purpose of a due diligence exercise to determine if the bidder will be able to execute the contract;
- 14.8** Award this RFP as a whole or in part;
- 14.9** Award this RFP to multiple bidders;
- 14.10** Cancel and/or terminate the tender process at any stage, including after the Closing Date and/or after presentations have been made, and/or after tenders have been evaluated and/or after the preferred bidder(s) have been notified of their status as such;
- 14.11** Post tender negotiate on any elements on the bid, including but not limited to technical, transformation, price, and contractual terms and conditions.;
- 14.12** Not to award a contract to a bidder who is associated with a security breach that materially adversely affects other entities or if any directors or officers of a bidder are formally charged of fraudulent or illegal conduct which, would harm the CSIR's reputation by its continued association with the bidder.

15 DUE DILIGENCE AND RISK ASSESSMENT

- 15.1** CSIR has a legal and moral obligation to ensure that a successful bidder's financial position does not place public money or services at unacceptable risks and will therefore perform due diligence and risk assessment of recommended bidder(s)' prior to award.
- 15.2** As part of due diligence and risk assessment, the bidder must ensure that the bidder is complying to all regulatory prescripts, including industry regulations specific to the commodity/services procuring, that are applicable to this tender, as well as ethical business practices. CSIR has the right to request evidence of this compliance from the bidder, and third parties, for purposes of the due diligence exercise and for audit or contracting arrangements.
- 15.3** In the event that a due diligence exercise reveals that a recommended bidder does not comply with CSIR's risk appetite or compliance requirements, then CSIR has the right not to make an award to the recommended bidder.
- 15.4** The recommended bidder(s) will be required to consent in the agreement to continuous and in-depth due diligence to ensure ethical business practices throughout the term of the tender.

16 CONFLICT OF INTEREST, CORRUPTION AND FRAUD

16.1 The CSIR reserves its right to disqualify any bidder who either itself or any of whose members (save for such members who hold a minority interest in the bidder through shares listed on any recognised stock exchange), indirect members (being any person or entity who indirectly holds at least a 15% interest in the bidder other than in the context of shares listed on a recognised stock exchange), directors or members of senior management, whether in respect of CSIR or any other government organ or entity and whether from the Republic of South Africa or otherwise ("Government Entity")

- a. engages in any collusive tendering, anti-competitive conduct, or any other similar conduct, including but not limited to any collusion with any other bidder in respect of the subject matter of this bid;
- 16.1.1 seeks any assistance, other than assistance officially provided by a Government Entity, from any employee, advisor or other representative of a Government Entity in order to obtain any unlawful advantage in relation to procurement or services provided or to be provided to a Government Entity;
- 16.1.2 makes or offers any gift, gratuity, anything of any value or other inducement, to any Government Entity's officers, directors, employees, advisors or other representatives in order to obtain any unlawful advantage in relation to procurement or services provided or to be provided to a Government Entity;
- a. accepts anything of value or an inducement that would or may provide financial gain, advantage or benefit in relation to procurement or services provided or to be provided to a Government Entity;
 - b. pays or agrees to pay to any person any fee, commission, percentage, brokerage fee, gift or any other consideration, that is contingent upon or results from, the award of any tender, contract, right or entitlement which is in any way related to procurement or the rendering of any services to a Government Entity;
 - c. has in the past engaged in any matter referred to above; or
- 16.1.3 has been found guilty in a court of law on charges of fraud and/or forgery, regardless of whether or not a prison term was imposed and despite such bidder, member or

director's name not specifically appearing on the List of Tender Defaulters kept at National Treasury.

17 MISREPRESENTATION DURING THE LIFECYCLE OF THE CONTRACT

- 17.1** The bidder should note that the terms of its Tender will be incorporated in the proposed contract by reference and that the CSIR relies upon the bidder's Tender as a material representation in making an award to a successful bidder and in concluding an agreement with the bidder.
- 17.2** It follows therefore that misrepresentations in a Tender may give rise to service termination and a claim by the CSIR against the bidder notwithstanding the conclusion of the Service Level Agreement between the CSIR and the bidder for the provision of the Service in question. In the event of a conflict between the bidder's proposal and the Service Level Agreement concluded between the parties, the Service Level Agreement will prevail.

18 PREPARATION COSTS AND LIMITATION OF LIABILITY

The Bidder will bear all its costs in preparing, submitting and presenting any response or Tender to this bid and all other costs incurred by it throughout the bid process. Furthermore, no statement in this bid will be construed as placing the CSIR, its employees or agents under any obligation whatsoever, including in respect of costs, expenses or losses incurred by the bidder(s) in the preparation of their response to this bid.

A bidder participates in this bid process entirely at its own risk and cost. The CSIR shall not be liable to compensate a bidder on any grounds whatsoever for any costs incurred or any damages suffered as a result of the Bidder's participation in this Bid process.

19 INDEMNITY

If a bidder breaches the conditions of this bid and, as a result of that breach, the CSIR incurs costs or damages (including, without limitation, the cost of any investigations, procedural impairment, repetition of all or part of the bid process and/or enforcement of intellectual property rights or confidentiality obligations), then the bidder indemnifies and holds the CSIR harmless from any and all such costs which the CSIR may incur and for any damages or losses the CSIR may suffer.

20 PRECEDENCE

This document will prevail over any information provided during any briefing session whether oral or written, unless such written information provided, expressly amends this document by reference.

21 TAX COMPLIANCE

No tender shall be awarded to a bidder who is not tax compliant. If a recommended bidder is not tax compliant, the bidder will be notified in writing of their non-compliant status and the bidder will be requested to submit written proof from SARS of their tax compliant status or proof that they have made an arrangement to meet their outstanding tax obligations within seven (7) working days. Should they fail to do so CSIR will reject their bid.

The CSIR reserves the right to withdraw an award made, or cancel a contract concluded with a successful bidder in the event that it is established that such bidder was in fact not tax compliant at the time of the award or has submitted a fraudulent Tax Clearance Certificate to the CSIR, or whose verification against the Central Supplier Database (CSD) proves non-compliant. The CSIR further reserves the right to cancel a contract with a successful bidder in the event that such bidder does not remain tax compliant for the full term of the contract.

22 TENDER DEFAULTERS AND RESTRICTED SUPPLIERS

No tender shall be awarded to a bidder whose name (or any of its members, directors, partners or trustees) appear on the Register of Tender Defaulters kept by National Treasury, or who have been placed on National Treasury's List of Restricted Suppliers. The CSIR reserves the right to withdraw an award, or cancel a contract concluded with a Bidder should it be established, at any time, that a bidder has been blacklisted with National Treasury by another government institution.

23 GOVERNING LAW

South African law governs this bid and the bid response process. The bidder agrees to submit to the exclusive jurisdiction of the South African courts in any dispute of any kind that may

arise out of or in connection with the subject matter of this bid, the bid itself and all processes associated with the bid.

24 CONFIDENTIALITY

Except as may be required by operation of law, by a court or by a regulatory authority having appropriate jurisdiction, no information contained in or relating to this bid or a bidder's tender(s) will be disclosed by any bidder or other person not officially involved with the CSIR's examination and evaluation of a Tender.

No part of the bid may be distributed, reproduced, stored or transmitted, in any form or by any means, electronic, photocopying, recording or otherwise, in whole or in part except for the purpose of preparing a Tender. This bid and any other documents supplied by the CSIR remain proprietary to the CSIR and must be promptly returned to the CSIR upon request together with all copies, electronic versions, excerpts or summaries thereof or work derived there from.

Throughout this bid process and thereafter, bidder(s) must secure the CSIR's written approval prior to the release of any information that pertains to (i) the potential work or activities to which this bid relates; or (ii) the process which follows this bid. Failure to adhere to this requirement may result in disqualification from the bid process and civil action.

25 AVAILABILITY OF FUNDS

Should funds no longer be available to pay for the execution of the responsibilities of this bid, the CSIR may terminate the Agreement at its own discretion or temporarily suspend all or part of the services by notice to the successful bidder who shall immediately make arrangements to stop the performance of the services and minimize further expenditure: Provided that the successful bidder shall thereupon be entitled to payment in full for the services delivered, up to the date of cancellation or suspension.

26 PERSONAL INFORMATION

- 26.1** Each Party consents to the other Party holding and processing "personal information" (as defined in the POPI Act) relating to it for legal, personnel, administrative and management purposes (including, if applicable, any "special personal information" relating to him/her, as defined in the POPI Act). Notwithstanding the generality of the aforesaid, each Party hereby

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undertakes to comply with all relevant provisions of the POPI Act and any other applicable data protection laws. The bidder further agrees to comply with all CSIR's reasonable internal governance requirements pertaining to data protection.

- 26.2** Each Party consents to the other Party making such information available to those who provide products or services to such parties (such as advisers, regulatory authorities, governmental or quasi-governmental organisations and potential purchasers of such Party or any part of their business).
- 26.3** While performing any activity where a Party is handling personal information as a "responsible party" (as defined in the POPI Act), each Party undertakes that it will process the personal information strictly in accordance with the terms of the POPI Act, this Contract, and the other Party's instructions from time to time, and take appropriate operational measures to safeguard the data against any unauthorised access.
- 26.4** Each Party acknowledges that in the course of conducting business with each other, each Party intends to maintain and process personal information about the other Party in an internal database. By signing this Contract, each Party consents to the maintenance and processing of such personal information.

Where relevant, the bidder shall procure that all of its personnel, agents, representatives, contractors, sub-contractors and mandataries shall comply with the provisions of this clause 30 (Personal Information). The CSIR shall be entitled on reasonable notice to conduct an inspection or audit bidders' compliance with the requisite POPI Act safeguards.

27 DISCLAIMER

This RFP is a request for proposals only and not an offer document. Answers to this RFP must not be construed as acceptance of an offer or imply the existence of a contract between the parties. By submission of its proposal, bidders shall be deemed to have satisfied themselves with and to have accepted all Terms & Conditions of this RFP. The CSIR makes no representation, warranty, assurance, guarantee or endorsements to bidder concerning the RFP, whether regarding its accuracy, completeness or otherwise and the CSIR shall have no liability towards the bidder or any other party in connection therewith.

SECTION B

EVALUATION METHODOLOGY

28 TERMS OF REFERENCE

This RFP is for the provision of Procurement and installation of an HVAC system and replacement of the BMS System at the CSIR ICC for a period of three (3) years.

The service offering must include all requirements as set out in **Annexure B – Specifications**.

29 EVALUATION CRITERIA

The CSIR has set minimum standards that a bidder needs to meet in order to be evaluated and selected as a successful bidder. The minimum standards consist of the following:

Elimination Criteria (Phase 1)	Technical Evaluation Criteria (Phase 2)	Price and Preference Points Evaluation (Phase 3)	Objective Criteria
Only bidders that comply with ALL the criteria set on paragraph 29.129.1 on Phase 1 below will proceed to Technical/Functional Evaluation (Phase 2).	Bidder(s) are required to achieve a predetermined minimum threshold of 50% on each of the individual criteria, and a predetermined minimum threshold of 70% on 100 points overall. Only bidder (s) who met and/or exceeded the minimum threshold points in Phase 2 below will proceed to Price and Preference Points Evaluation. (Phase 3)	Bidder(s) will be evaluated out of 100 points i.e., the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included), or the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included). The lowest acceptable tender will be used to determine the applicable preference point system.	The CSIR reserves the right to award this tender to a bidder that did not score the highest total number of points in accordance with Section (2) (1) (f) of the PPPFA (Act 5 of 2000).

29.1 Elimination Criteria (Phase 1)

Proposals will be eliminated under the following conditions:

- Bidder that submitted late bids will not be considered.
- Bidder that submitted to the incorrect location or email address will not be considered (Only electronic submission to tender@csir.co.za would be considered).
- Proposals submitted via cloud solutions such as: WeTransfer, Google Drive, Dropbox, etc. will not be considered.
- Bidder that is listed on the NT database of restricted suppliers and Tender Defaulters will not be considered.
- Bidders that fail to attend the **compulsory briefing session online (Microsoft Teams)** will not be considered.
- Bidders that fail to attend the **compulsory physical site visit** will not be considered.
- Bidders that did not submit mandatory returnable documents as listed on **Annexure F: Proposal Form and List of Returnable Documents (Mandatory Returnable Documents Table)**.

29.2 Technical Evaluation Criteria (Phase 2)

The evaluation of the functional/technical details of the proposal will be based on the following criteria:

No	ELEMENT	WEIGHT
1	Bidder's Experience in Mechanical (HVAC), BMS and Electrical projects	40
2	Project Technical Team	20
3	Quality Control Plan	20
4	Technical and methodology approach	20
TOTAL (%)		100

Proposals with functionality / technical points of less than the pre-determined minimum overall percentage of **70%** and less than **50%** on each of the individual criterion will be eliminated from further evaluation for Price and preference points.

Refer to **Annexure C (Technical Evaluation Matrix/Rubrics)** for the scoring ranges/ rubrics that will be used to evaluate functionality.

29.3 Price and Preference Points Evaluation (Phase 3)

Only Bidders that have met the minimum thresholds on Technical/functional Evaluation will be evaluated for price and preference points. Price and Preference Points will be evaluated as per **Annexure H: Preference Points Award Form**.

30 OBJECTIVE CRITERIA

The CSIR reserves the right to award this tender to a bidder that did not score the highest total number of points in accordance with Section (2) (1) (f) of the PPPFA (Act 5 of 2000)", under the following conditions:

- 30.1** Bidders must have a Current Ratio greater than 1 on each year **over the three (3) years. Three (3) latest Audited Annual Financial Statements must be provided.**
- 30.2** The **directors, shareholders or officers of the bidder must not be formally charged of fraudulent or illegal conduct which could harm the CSIR's reputation by associating with the bidder.**

31 NATIONAL TREASURY CENTRAL SUPPLIER DATABASE (CSD) REGISTRATION

Respondents are required to self-register on National Treasury's Central Supplier Database (CSD) which has been established to centrally administer supplier information for all organs of state and facilitate the verification of certain key supplier information. Business may not be awarded to a Respondent who has failed to register on the CSD. Only foreign suppliers with no local registered entity need not register on the CSD. In order to enable the CSIR to verify information on the CSD, Respondents are required to provide the unique registration reference number.

Before any negotiations will start with the winning bidder it will be required from the winning bidder to:

- be registered on National Treasury's Central Supplier Database (CSD). Registrations can be completed online at: www.csd.gov.za;
- provide the CSIR of their CSD registration number.

32 CONSTRUCTION INDUSTRY DEVELOPMENT BOARD (CIDB)

32.1 Minimum Contract Skills Development Goal (CSDG)

- The contractor shall achieve in the performance of the Contract Skills Development Goal (CSDG) established in the CIDB Standard for Developing Skills through Infrastructure Contracts, published in Gazette Notice No. 48495 of 28 April 2023.

32.2 Tender Data

- The conditions of tender are the Standard Conditions of Tender as contained in Annexure C of Board Notice 423 of 2019 in Government Gazette No. 42622 of 08 August 2019, Construction Industry Development Board (CIDB) Standard for Uniformity in Construction Procurement. (See www.cidb.org.za) which are reproduced without amendment or alteration for the convenience of tenderers as an Annexure to this Tender Data.
- The Standard Conditions of Tender make several references to the Tender Data for details that apply specifically to this tender. The Tender Data shall have precedence in the interpretation of any ambiguity or inconsistency between it and the standard conditions of tender. Each item of data given below is cross-referenced to the clause in the Standard Conditions of Tender to which it mainly applies.

32.2.1 Only those tenderers who are registered with the CIDB or are capable of being so prior to the closing date and time of this RFP submissions, with a grading of **7ME** or **higher class** of mechanical engineering works, will be considered.

32.2.2 Joint ventures are eligible to submit proposals provided that:

- Every member of the joint venture is registered with the CIDB;
- The lead partner has a contractor grading designation in the **7ME** or **higher class** of mechanical engineering work, or not lower than one level below the required grading designation in the class of mechanical engineering works under consideration and possess the required recognition status;
- The combined contractor grading designation calculated in accordance with the Construction Industry Development Regulations is equal to **7ME** or **higher class** of mechanical engineering work.

Annexure A

Standard Bidding Document (SBD) 1

PART A: INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE CSIR					
BID NUMBER:	RFP 9501.1/16/09/2025	CLOSING DATE:	16 September 2025	CLOSING TIME:	15:00
DESCRIPTION	Procurement and installation of an HVAC system and replacement of the BMS System at the CSIR ICC for a period of three (3) years				
BID RESPONSE DOCUMENTS MAY BE DEPOSITED IN THE BID BOX SITUATED AT (STREET ADDRESS)					
The CSIR requires that all tender submissions be submitted electronically to tender@csir.co.za . Should tender file size exceed 25MB, bidders submit tender in multiple emails. Use the tender number 9501.1/16/09/2025 and description of the tender as the subject on your email.					
BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO			TECHNICAL ENQUIRIES MAY BE DIRECTED TO:		
CONTACT PERSON		CONTACT PERSON			
TELEPHONE NUMBER		TELEPHONE NUMBER			
FACSIMILE NUMBER		FACSIMILE NUMBER			
E-MAIL ADDRESS	tender@csir.co.za	E-MAIL ADDRESS	tender@csir.co.za		
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
1 ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES /WORKS OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES ENCLOSE PROOF]		2 ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES /WORKS OFFERED?		<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES, ANSWER THE QUESTIONNAIRE BELOW]
QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS					
IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? <input type="checkbox"/> YES <input type="checkbox"/> NO					
DOES THE ENTITY HAVE A BRANCH IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO					

DOES THE ENTITY HAVE A PERMANENT ESTABLISHMENT IN THE RSA? ☐ YES ☐ NO

DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA? ☐ YES ☐ NO

IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION? ☐ YES ☐ NO

IF THE ANSWER IS "NO" TO ALL OF THE ABOVE, THEN IT IS NOT A REQUIREMENT TO REGISTER FOR A TAX COMPLIANCE STATUS SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 2.3 BELOW.

PART B: TERMS AND CONDITIONS FOR BIDDING

1. BID SUBMISSION:

- 1.1. BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.
- 1.2. **ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED--(NOT TO BE RE-TYPED) OR IN THE MANNER PRESCRIBED IN THE BID DOCUMENT.**
- 1.3. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT, 2000 AND THE PREFERENTIAL PROCUREMENT REGULATIONS, 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:

Annexure B

Specifications

Procurement and installation of an HVAC system and replacement of the BMS System at the CSIR ICC for a period of three (3) years

RFP No. 9501.1/16/09/2025

1. INVITATION FOR PROPOSAL

Proposals are hereby invited from contractors with a CIDB contractor Designation of 7ME or Higher for the Procurement and installation of an HVAC system and replacement of the BMS System at the CSIR ICC for a period of three (3) years

The purpose of the Request for Proposal (RFP) is to obtain capability, pricing and general information on the business of potential Contractors for the CSIR to determine the Contractors most capable of providing the service.

This RFP document details and incorporates, as far as possible, the tasks and responsibilities of the potential bidder required by the CSIR.

This RFP does not constitute an offer to do business with the CSIR, but merely serves as an invitation to bidder(s) to facilitate a requirements-based decision process.

Responses to this Request for Proposal (RFP) (hereinafter referred to as a Bid or a Proposal) are requested from suitably qualified entities (hereinafter referred to as a Respondent or Bidder) for the Procurement and installation of an HVAC system and replacement of the BMS System at the CSIR ICC for a period of three (3) years.

The conditions of tender are the Standard Conditions of Tender as contained in Annex C of Board Notice 423 of 2019 in Government Gazette No. 42622 of 08 August 2019, Construction Industry Development Board (CIDB) Standard for Uniformity in Construction Procurement. (See www.cidb.org.za) which are reproduced without amendment or alteration for the convenience of tenderers as an Annex to this Tender Data.

The Standard Conditions of Tender make several references to the Tender Data for details that apply specifically to this tender. The Tender Data shall have precedence in the interpretation of any ambiguity or inconsistency between it and the standard conditions of tender. Each item of data given below is cross-referenced to the clause in the Standard Conditions of Tender to which it mainly applies

1.1. SCOPE OF WORK

The Procurement and installation of an HVAC system and replacement of the BMS System at the CSIR ICC for a period of three (3) years

It is important to note the following:

- The supply, delivery, installation and commissioning of the HVAC and Replacement of BMS is expected to be completed within 12 months (year 1).
- The prospective contractor is expected to provide service and maintenance for at least two years (year 2 and year 3) in line with OEM and statutory requirements. The service and maintenance will be carried out on the quarterly basis over the two (2) year period.

Refer to the maintenance scope in Annexure B1 - HVAC and BMS Specifications.

The scope of work was compiled in consultation with the CSIR-appointed engineers. The winning bidder will perform the contractual duties and responsibilities with the involvement of the CSIR-appointed engineers.

The scope mainly comprises the following:

a. Client requirements:

- Decommission and removal of the existing HVAC plant including all associated components. The room must be white boxed, closed-up and make good all openings in walls, floors and ceilings. Paint room in contractor's white paint. Refer to **Annexure D – Bill of Quantities, Provisional Amounts (PA6). Removal of existing HVAC** equipment as per the following:
 - De-commissioning of all equipment
 - The winning bidder must generate demolishing drawings clearly indicating all existing systems, equipment and their associated components that must be stripped. The stripping out of existing equipment shall include but not limited to chillers, AHU's, piping, ducting, cabling, etc. Ducting is not for the whole building. The winning bidder must develop workshop drawings indicating connections between existing and new ducts.

The workshop drawings must clearly show new ducts penetration through the walls to the inside of the building.

- Removal and safe disposal of all equipment and materials.

- Supply, install and commission a new HVAC system on the roof to free up space in the basement for a future catering service (kitchen).
- The existing system is inefficient and has reached the end of its service life. However, to resolve this issue the new system should be energy efficient, employing thermal energy solutions to flatten the electrical load profile, thereby using more energy during off-peak hours when the electricity tariff is lower.
- A new BMS is to be installed to control and monitor the HVAC system, as well as the lights. It should be expandable for full operational control of the ICC and to allow for future additions such as fire systems, security and access, etc.

b. Existing HVAC plant to be decommissioned and removed

- The existing HVAC plant consists of:
 - 2 x water-cooled chillers (50 years old) in the basement;
 - 2 x dry coolers on the roof;
 - 8 x air handling units (4-pipe) in basement, ducted to various areas in the building;
 - Hot water tank with resistive heating element;
 - BMS system for which parts are not available anymore;
 - Fresh air/distribution fans in the basement; and
 - Extraction fans for bathrooms and kitchens are on the roof. Some auxiliary rooms added later to the building have split units.

c. New HVAC plant to be supplied, installed and commissioned:

- 2 x new air-cooled chillers with partial heat recovery, scroll compressors, glycol system;
- 1 x new air-cooled chiller, heat pump, scroll compressor, water system;
- 7 x thermal storage ice tanks situated on basement level;
- 10 x new air handling units (4-pipe) on roof level, with ducting to tie in with existing where possible; and
- New BMS system.
- **Annexure B1 – HVAC and BMS Technical Specifications** will be shared with the bidders who will attend both the compulsory online briefing session and compulsory physical site visit.

- **Annexure B2 – Engineer Drawings** will be shared with the bidders who will submit the Non-Disclosure Agreement after Submission Date of the Non-Disclosure Agreement.
 - : P19015-MEC - Sheet - 001 - List of Drawings
 - P19015-MEC - Sheet - 099 - P&ID
 - P19015-MEC - Sheet - 100 - Basement Floor Layout Demolition Plan
 - P19015-MEC - Sheet - 101 - Basement Chiller Tanks & Piping Layout
 - P19015-MEC - Sheet - 102 - Lower Ground Floor
 - P19015-MEC - Sheet - 103 - Ground Floor
 - P19015-MEC - Sheet - 105 - First Floor
 - P19015-MEC - Sheet - 106 - Second Floor
 - P19015-MEC - Sheet - 108 - Top View (Roof)
 - P19015-MEC - Sheet - 109 - Proposed Structural Steel Base Layout & Sections
 - P19015-MEC - Sheet - 110 - Chiller & Pump Layouts and Details
 - P19015-MEC - Sheet - 111 - Basement Tanks Layout
 - P19015-MEC - Sheet - 300 – Sections
 - P19015-MEC - Sheet - 301 - Chiller Pipe Basement to Roof Routing
 - P19015-MEC - Sheet - 302 - Basement Tank Sections
 - P19015-MEC - Sheet - 600 – Schedules
 - P19015-MEC - Sheet - 700 - Roof Plant Room Detail
 - P19015-MEC - Sheet - 800 - 3d HVAC Placement

d. Welding Requirements

- The bidder will be required to submit the following welding documentation prior to commencement of installation. Refer to Annexure B1- HVAC and BMS Specifications.
 - Welding Procedure Specification,
 - Procedure Qualifications Record,
 - Inspection test record, and
 - Welder Performance Qualification.

e. Plumbing Requirements

- The bidder will be required to submit the following plumbing documentation after the completion of all plumbing installation. Refer to Annexure B1- HVAC and BMS Specifications.

- Certificate of compliance for all plumbing installation.

f. Electrical Requirements

- The bidder will be required to submit the following electrical documentation completion of all electrical installation. Refer to Annexure B1- HVAC and BMS Specifications.
 - Certificate of compliance for all electrical installations.

1.1.1. Bidder's Experience

Bidder(s) to complete the information requested below and provide a minimum of five (5) clients demonstrating experience in similar projects (mechanical engineering - HVAC), BMS, chilled water systems and Electrical supply, installation, service, maintenance and commissioning in relation to the scope of work over the last fifteen years (2010 – 2025).

The description should be put in tabular form with the following headings.

[illegible]

[illegible]

1.1.2. Project Technical Team Requirements

The bidder must indicate the structure and composition of their team, i.e. the main disciplines involved, the key staff member/expert responsible for each discipline, the proposed technical and support staff, and site staff. The roles and responsibilities of each key staff member/expert must be set out as job descriptions. In the case of an association/joint venture/consortium, it must indicate how the duties and responsibilities are to be shared.

An organogram of the full team must be submitted along with this tender. The organogram must include the key staff members/experts as outlined in clauses **1.1.2.1 to 1.1.2.5 in this section of the RFP.**

Note: The winning contractor must ensure that all staff used to complete the project works have the relevant qualifications and experience to do the work as stipulated in this RFP.

A CV and all supporting documentation and certificates of the Project Technical Team must be submitted with the proposal.

Each CV should be structured under the following headings:

- 1 Personal particulars:
 - Name.
 - Date and place of birth.
 - Place(s) of tertiary education and dates associated therewith; and
 - Professional awards.
- 2 Qualifications (degrees, diplomas, grades of membership of professional societies and professional registrations).
- 3 Skills.
- 4 Name of current employer and position in the enterprise.
- 5 Outline of recent assignments/experience that has a bearing on the scope of work.

1.1.2.1 Requirements of a Mechanical Engineer

- A **Mechanical Engineer** should demonstrate experience related to the scope of the project. His / her experience should demonstrate an understanding of installing and commissioning central HVAC systems, including water-cooled chillers, ducted air handling units, ice tanks, and BMS control systems. Experience in Thermal Energy Storage Tanks

or similar solutions is preferable. Refer to the Annexure B1 - HVAC and BMS Specifications.

- South African Citizenship (acceptable form of identification in South Africa) or submit a valid work permit if not a South African citizen.
- Degree in Mechanical Engineering.
- All foreign qualifications must be SAQA (South African Qualifications Authority) accredited.
- Five (5) years minimum working experience in reading and interpreting drawings and specifications of HVAC.

1.1.2.2 Requirements of Construction Health and Safety Officer

- The **Construction Health and Safety Officer** should demonstrate adherence to health, safety and the environmental aspects related to the nature of the project.
- South African Citizenship (acceptable form of identification in South Africa) or submit a valid work permit if not a South African citizen.
- Relevant NQF Level 6 Qualification in Built Environment.
- All foreign qualifications must be SAQA (South African Qualifications Authority) accredited.
- Professionally registered with the South African Council for the Project and Construction Management Professions (SACPCMP) for Construction Health and Safety with an active Professional Registration (PR) number..
- Three (3) years minimum working experience in the following:
 - Conducting Baseline risk assessment.
 - Health and Safety specifications.
 - Consider environmental conditions.
 - Health and Safety file review and approval.
 - Assessment of Project Compliance plan.
 - Monthly safety audits.
 - Closeout Report.

1.1.2.3 Requirements of Construction Manager

- A **Construction Manager** should demonstrate experience and knowledge in similar projects (HVAC, BMS and Electrical Installation)

- South African Citizenship (acceptable form of identification in South Africa) or submit a valid work permit if not a South African citizen.
- Degree in Quantity Surveying or BSC in Construction Management
- All foreign qualifications must be SAQA (South African Qualifications Authority) accredited.
- Professionally registered with the South African Council for the Project and Construction Management Professions (SACPCMP) for Construction Manager with an active Professional Registration (PR) number.
- Three (3) years minimum working experience in construction management in a similar scope (HVAC, BMS and Electrical Installation) as required in this RFP.

1.1.2.4 Requirements of Lead Technician in Refrigeration and Air Conditioning

- A **Lead Technician in Refrigeration and Air Conditioning** should demonstrate experience and knowledge in similar projects (installation of ducted chilled water air handling units (AHU's), VRV/F systems, Air-cooled Chilled water systems)
- South African Citizenship (acceptable form of identification in South Africa) or submit a valid work permit if not a South African citizen.
- Valid Air Conditioning and/or Refrigeration Trade Test Certificate
- Valid registration with the South African Qualification and Certification Committee (SAQCC) under category B6 of Safe handling of refrigeration gases.
- All foreign qualifications must be SAQA (South African Qualifications Authority) accredited.
- Six (6) years minimum working experience in the installation of ducted chilled water air handling units (AHU's), VRV/F systems, Air-cooled Chilled water systems.

1.1.2.5 Requirements of Electrical Installer

- The **Electrical Installer** must be registered with the Department of Labour in accordance with Occupational Health and Safety Act, 1993 (Act No. 85 of 1993) Application for Registration as an Electrical Contractor as an Installation Electrician (IE).
- Six (6) years' minimum working experience in electrical installation.
- South African Citizenship (acceptable form of identification in South Africa) or submit a valid work permit if not a South African citizen.

1.2. CRITERIA FOR PARTICIPATION IN THE COMPULSORY ONLINE BRIEFING SESSION AND COMPULSORY PHYSICAL SITE VISIT

1.2.1. Compulsory Online (MICROSOFT TEAMS) Briefing Session

All potential bidders are welcome to attend the compulsory online briefing session via the Microsoft Teams link available on Page 1 of this document.

During the briefing session, bidders will be required to type in the Microsoft Teams chat box the following as this will be used as an attendance register:

- Name of the company
- Contact person
- Email address

Note: Bidders who fail to attend the compulsory online (Microsoft Teams) briefing session will be excluded from attending the compulsory site visit.

1.2.2. Compulsory Physical Site Visits Logistics

The Bidder must meet the following mandatory criteria for participation in the Compulsory Site Visit Session:

- a. Submit a fully completed and signed Annexure K - Mutual NDA (Non-Disclosure Agreement).
- b. Bidders will only be allowed to attend the compulsory site visit if they have attended the compulsory online (Microsoft Teams) briefing session.

Note: The **Annexure K - Mutual NDA (Non-Disclosure Agreement)** must be submitted by no later than the submission date and time as communicated on Page 1 of this document. Bidders who fail to submit the completed and signed Non-Disclosure Agreement will be excluded from attending the compulsory site visit.

Please take note of the following Safety Protocols to follow when visiting the CSIR site/s for the Compulsory Physical Site Visits/inspection:

a. Safety Apparel

- i. Non-slip closed safety shoes (no high-heeled shoes or sandals); no need for hard hats or goggles.

b. Prior to Compulsory Physical Site Visits

- i. All bidders attending the Compulsory Physical Site Visit must prior to the visit watch the CSIR Safety and Health video via the following link - [CSIR Site Safety, Health and Environmental Awareness – YouTube](#) (Please press control and click the link to view this video before visiting any of the CSIR sites).

c. Conduct during Compulsory Physical Site Visit

- i. Bidders may take photos and notes.
- ii. No pens, paper or other stationery will be distributed. Bidders need to bring their own pens, notepads, etc.
- iii. Each bidder must have no more than two (2) representatives attending the compulsory physical site visit. In the event that the group is too big, then the session will be split into two. The representatives must provide a valid acceptable form of identification in South Africa at the CSIR reception areas.
- iv. No refreshments will be served during the Compulsory Physical Site Visits.
- v. Complete and sign the compulsory physical site visit register at the site to confirm attendance. If your company does not appear on the registers, you will not be eligible to submit a proposal.
- vi. Complete, sign and return **Annexure E – Compulsory Physical Site Visit Form** with the CSIR representative's signature at the site.

1.3. PROPOSAL REQUIREMENTS

All proposals are to be submitted in a format specified in this enquiry.

1.3.1. Technical Proposal (as per evaluation criteria)

The following must be submitted as part of the **technical** proposal:

- a. Company profile.
- b. Detailed Technical Proposal
- c. Technical and methodology approach
- d. Quality control
- e. Programme of works (MS PROJECTS)
- f. Team organogram
- g. Human resources certificate of professional membership
- h. Annexure E – A signed Compulsory Physical Site Visit Form**
- i. Provide a signed letter of intent to obtain a 20% financial (performance) guarantee of the contract value during the contracting stage.

- j. Bidder must provide a signed letter confirming that all equipment supplied and work done as part of this contract shall be maintained and guaranteed for twenty-four (24) months from the date of practical completion. The bidder must also confirm quarterly service and maintenance intervals for the duration of the contract.
- k. Annexure L – Contract Data
- l. Annexure M – Draft Service Level Agreement
- m. A valid letter of good standing with the Compensation for Occupational Injuries and Diseases Act (COIDA).
- n. Provide Company-related documents:
 - CIPC company registration document,
 - A valid SARS Tax Compliance Status (South African Companies),
- o. A Valid CIDB contractor Designation 7ME or Higher
- p. Public Liability Insurance of R10 000 000.00

1.3.2. Financial Proposal:

The following must be submitted as part of the **financial** proposal:

- Cover Letter.
- Completed Bill of Quantities (**Annexure D**)
- Latest Audited Annual Financial Statements (2021 – 2024).
- CSD registration report (RSA suppliers only).

1.3.3. Mandatory Requirements:

- CIDB contractor Designation 7ME or Higher
- Public Liability Insurance of R10 000 000.00
- Completed Bill of Quantities (**Annexure D**)
- In the case of Joint Ventures, the bidder must submit a copy of the signed Joint Venture Agreement. (If the agreement is not fully signed by both parties by the closing date and time)
- In the case of subcontracting arrangements, the bidder must submit a copy of the signed subcontracting agreement. (If the agreement is not fully signed by both parties by the closing date and time, and where the subcontracting agreement has not been finalised, the bidder must submit a signed letter of intent or preliminary agreement, and a signed subcontracting agreement will be submitted within seven (7) days upon request.)

Annexure C

Technical Evaluation Matrix

RFP No. 9501.1/16/09/2025

Procurement and installation of an HVAC system and replacement of the BMS System at the CSIR ICC for a period of three (3) years

The CSIR will review all proposals based only on evidence submitted as part of the bidder's proposal. Provide evidence and describe processes where applicable to assist the CSIR with its evaluation. The final interpretation of evidence and proposed solutions resides with the CSIR, and this interpretation will be used as the basis for evaluation against the requirements in **Annexure B - Specifications** and the functional criteria as described in this document.

Bidders should note that information provided in the submitted proposals will be reflected in the service level agreement that will be signed with the successful Bidder.

The bidders will be evaluated according to the functional/technical evaluation criteria in the table below. Bidders must indicate their ability to do the following and substantiate as required with supporting documentation:

Scoring sheet to be used to evaluate functionality

Main evaluation criteria	Sub criteria <i>All criteria will be scored according to the scoring criteria in this table</i>	Weight	Reference page in bidder's document	Comments
Desktop Technical Evaluation Criteria				
1.	Bidder's Experience in Mechanical (HVAC), Building Management System (BMS), and Electrical projects in relation to installation and commissioning	40	To be completed by the bidder	
1.1	<p>The bidder must submit contactable reference letters for completed projects, and the bidder must complete the table in Point 1.1.1. Bidder's Experience and list a minimum of five (5) completed HVAC projects demonstrating experience in similar projects in relation to the scope of work over the last fifteen years (2010 – 2025). HVAC experience should incorporate chilled water systems, BMS and Electrical supply, installation, service, maintenance and commissioning.</p> <p>Bidders must clearly indicate:</p> <ul style="list-style-type: none"> • Client contact person and telephone number • Description of work/service provided • Value of work/service provided, inclusive of VAT (ZAR) • Date completed • Completion certificate 	40		
	<ul style="list-style-type: none"> • Eight (8) or more reference letters submitted with a list of completed HVAC projects in the table in Point 1.1.1. Bidder's experience with completion certificates demonstrates experience in similar projects in relation to the scope of work over the last fifteen years (2010 – 2025). HVAC experience should incorporate chilled water systems, BMS and Electrical Installation. = 10 points 			
	<ul style="list-style-type: none"> • Six (6) or seven (7) reference letters submitted with a list of completed HVAC projects in the table in Point 1.1.1. Bidder's experience with completion certificates demonstrates experience in similar projects in relation to the scope of work over the last fifteen years (2010 – 2025). HVAC experience should incorporate chilled water systems, BMS and Electrical Installation = 7 points 			
	<ul style="list-style-type: none"> • Five (5) reference letters submitted with a list of completed HVAC projects in the table in Point 1.1.1. Bidder's experience with completion certificates demonstrates experience in similar projects in relation to the scope of work over the last fifteen 			

Main evaluation criteria	Sub criteria <i>All criteria will be scored according to the scoring criteria in this table</i>	Weight	Reference page in bidder's document	Comments
	<p>years (2010 – 2025). HVAC experience should incorporate chilled water systems, BMS and Electrical Installation = 5 points</p> <ul style="list-style-type: none"> No submission or less than five (5) reference letters submitted with a list of completed HVAC projects in the table in Point 1.1.1. Bidder's experience with completion certificates demonstrates experience in similar projects in relation to the scope of work over the last fifteen years (2010 – 2025). HVAC experience does not incorporate chilled water systems, BMS and Electrical Installation = 0 Points 			
2.	Technical Project Team	20	To be completed by the bidder	
2.1	<p>Bidder must provide a Curriculum Vitae (CV) from existing personnel in Bidder's employment, certified copies of qualifications, and supporting documents for one (1) Mechanical Engineer. Proof of all required qualifications and documents must be attached to the CV. Failure to do so will disqualify the CV submitted. Refer to Annexure B - Specification, paragraph 1.1.2.1 Requirements Mechanical Engineer.</p> <p>The Mechanical Engineer has ten (10) or more years of HVAC working experience and meets all the stipulated requirements. = 10 Points</p> <p>The Mechanical Engineer has seven (7) up to nine (9) years of HVAC working experience and meets all the stipulated requirements. = 7 Points</p> <p>The Mechanical Engineer has five (5) up to seven (7) years of HVAC working experience and meets all the stipulated requirements. = 5 Points</p>	6		

Main evaluation criteria	Sub criteria <i>All criteria will be scored according to the scoring criteria in this table</i>	Weight	Reference page in bidder's document	Comments
	No submission or the Mechanical Engineer has less than five (5) years of HVAC working experience or the Mechanical Engineer does not meet all the stipulated requirements. = 0 Points			
2.2	Bidder must provide a CV from existing personnel in Bidder's employment, certified copies of qualifications, and supporting documents for one (1) Construction Health and Safety Officer . Proof of ALL required qualifications and documents must be attached to the CV. Failure to do so will disqualify the CV submitted. Refer to Annexure B - Specification, paragraph 1.1.2.2 Requirements Construction Health and Safety Officer.	4		
	The Construction Health and Safety Officer has six (6) or more years working experience and meets all the stipulated requirements. = 10 Points			
	The Construction Health and Safety Officer has four (4) up to five (5) years working experience and meets all the stipulated requirements. = 7 Points			
	The Construction Health and Safety Agent has three (3) years working experience and meets all the stipulated requirements. = 5 Points			
	No submission or the Construction Health and Safety Officer has less than three (3) years of working experience or the Construction Health and Safety Officer does not meet all the stipulated requirements. = 0 Points			
2.3	Bidder must provide a CV from existing personnel in Bidder's employment, certified copies of qualifications, and supporting documents for one (1) Construction Manager . Proof of ALL required qualifications and documents must be attached to the CV. Failure to do so will disqualify the CV submitted. Refer to Annexure B: Specification, paragraph 1.1.2.3 Requirements Construction Manager.	4		

Main evaluation criteria	Sub criteria <i>All criteria will be scored according to the scoring criteria in this table</i>	Weight	Reference page in bidder's document	Comments
	The Construction Manager has nine (9) or more years of HVAC working experience and meets all the stipulated requirements. = 10 Points			
	The Contracts/Construction Manager has six (6) up to eight (8) years of HVAC working experience and meets all the stipulated requirements. = 7 Points			
	The Construction Manager has three (3) up to five (5) years of HVAC working experience and meets all the stipulated requirements. = 5 Points			
	No submission or the Construction Manager has less than three (3) years of HVAC experience and meets all the stipulated requirements or the Construction Manager has less than five (5) years of HVAC working experience or the Construction Manager does not meet one or more of the requirements. = 0 Points			
2.4	Bidder must provide a CV from existing personnel in Bidder's employment, certified copies of qualifications, and supporting documents for one (1) Lead Technician in Refrigeration and Air Conditioning . Proof of ALL required qualifications and documents must be attached to the CV. Failure to do so will disqualify the CV submitted. Refer to Annexure B - Specification, paragraph 1.1.2.4 Requirements Lead Technician in Refrigeration and Air Conditioning.	4		
	The Lead Technician in Refrigeration and Air Conditioning has nine (9) or more years of working experience in the installation of ducted chilled water air handling units (AHU's), Variable Refrigerant Volume (VRV)/ Variable Refrigerant Flow (VRF) systems, Air-cooled Chilled water systems, thermal storage and meets all the stipulated requirements. = 10 Points			
	The Lead Technician in Refrigeration and Air Conditioning has seven (7) up to eight (8) years of working experience in the installation of ducted chilled water air handling			

Main evaluation criteria	Sub criteria <i>All criteria will be scored according to the scoring criteria in this table</i>	Weight	Reference page in bidder's document	Comments
	units (AHU's), VRV systems, Air-cooled Chilled water systems and meets all the stipulated requirements. = 7 Points			
	The Lead Technician in Refrigeration and Air Conditioning has six (6) years of working experience in the installation of ducted chilled water air handling units (AHU's), VRV systems, Air-cooled Chilled water systems and meets all the stipulated requirements. = 5 Points			
	No submission or the Lead Technician in Refrigeration and Air Conditioning has less than six (6) years of working experience in the installation of ducted chilled water air handling units (AHU's), VRV systems, Air-cooled Chilled water systems and meets all the stipulated requirements or the Lead Technician has six (6) years of working experience but it is not in the installation of ducted chilled water air handling units (AHU's), VRV systems, Air-cooled Chilled water systems or the Lead Technician in Refrigeration and Air Conditioning does not meet all the stipulated requirements. = 0 Points			
2.6	Bidder must provide a CV from existing personnel in Bidder's employment, certified copies of registration, and supporting documents for one (1) Electrical Installer . Proof of ALL required qualifications and documents must be attached to the CV. Failure to do so will disqualify the CV submitted. Refer to Annexure B - Specification, paragraph 1.1.2.5 Requirements Electrical Installer.	2		
	The Electrical Installer has nine (9) or more years of working experience in electrical installation and meets all the stipulated requirements. = 10 Points			
	The Electrical Technician has seven (7) up to eight (8) years of working experience in electrical installation and meets all the stipulated requirements. = 7 Points			

Main evaluation criteria	Sub criteria <i>All criteria will be scored according to the scoring criteria in this table</i>	Weight	Reference page in bidder's document	Comments
	<p>The Electrical Installer has six (6) years of working experience in electrical installation and meets all the stipulated requirements. = 5 Points</p> <p>No submission or the Electrical Installer has less than six (6) years of working experience in electrical installation and meets all the stipulated requirements or the Electrical Technician does not meet one or more of the requirements. = 0 Points</p>			
3.	Quality Control Plan	20	To be completed by the bidder	
3.1	<p>The Quality Control Plan must include quality control practices and procedures that are scope-specific and also comply with the stated RFP requirements. The equipment is expected to be rigged to the roof. This will be contained under Quality Management System, Testing and Inspection.</p> <p>The quality control should include the rigging plan (PA5 Allowance for Phased Rigging). Rigging is a specialised activity. A rate is provided in the Bill of Quantities (BoQ) and needed to appoint competent individuals who will share a rigging methodology after viewing the site conditions. This activity is site-specific. The CSIR-appointed Safety Agent will identify guidelines on the matter, together with the appointed contractor, who must further identify risks and provide mitigations on working at heights in line with specified regulations.</p> <p>CSIR promotes zero tolerance in terms of injuries. The bidder should address a fall protection plan. Contractor to provide further mitigation and plans.</p> <p>The contractor is expected to manage waste with guidance provided by the Safety Agent and dismantle the existing equipment. The quality plan should include the waste management plan and confirm the relevant accreditation after disposal. The Safety Agent will further assess and provide guidance for waste management and</p>	20		

Main evaluation criteria	Sub criteria <i>All criteria will be scored according to the scoring criteria in this table</i>	Weight	Reference page in bidder's document	Comments
	<p>disposal. CSIR SHEQ can share Environmental Plans of the CSIR environment. This is also addressed on the BoQ as Environmental Management, Housekeeping and Waste Disposal</p> <p>It should be noted that ICC will be operational until the time of the switchover. The switchover should be done seamlessly without affecting the operations. The quality plan should include the switchover plan. This will be managed with all stakeholder involvement by looking into the affected areas and agreed project timelines.</p> <p>NB: The quality control plan should address</p> <ul style="list-style-type: none"> • Quality control practices and procedures • Rigging plan • Fall protection plan • Waste management plan and relevant accreditation • Switchover plan 			
	<ul style="list-style-type: none"> • Quality control procedures according to the relevant standards and scope specific and address all the above areas (quality control practices and procedures, rigging plan, fall protection plan, waste management plan and relevant accreditation, and switchover plan). = 10 Points 			
	<ul style="list-style-type: none"> • Quality control procedures according to the relevant standards and scope specific, and address only 4 of the above areas. = 7 Points 			
	<ul style="list-style-type: none"> • Quality control procedures according to the relevant standards and scope specific and address only 1 to 3 of the above areas = 5 Points 			
	<ul style="list-style-type: none"> • No quality control plan/report submitted, or the quality control plan is not relevant to the scope of the project = 0 Points 			

Main evaluation criteria	Sub criteria <i>All criteria will be scored according to the scoring criteria in this table</i>	Weight	Reference page in bidder's document	Comments
4.	Technical and methodology approach	20	To be completed by the bidder	
4.1	<p>The approach paper must respond to the scope of work, and the bidder must outline the proposed technical approach and methodology, which must include:</p> <ul style="list-style-type: none"> • Health and safety in response to the scope of work; • A programme of works (MS projects) not exceeding twelve (12) months from the date of handover, which outlines processes, procedures and associated resources, applied by whom and when to meet the requirements; the programme should exclude public holidays and December builder's break; and • Risk Management plan. 	20		
	<ul style="list-style-type: none"> • Technical approach and methodology meet all requirements and fit the project deliverables; all activities are indicated in the programme of works, and the sequencing and timing of activities are very well defined, indicating that the Bidder has optimised the use of resources. The programme of works permits flexibility to accommodate contingencies, quality and risk management. = 10 Points 			
	<ul style="list-style-type: none"> • Technical approach and methodology meet all requirements and fit the project deliverables; all activities are indicated in the programme of works, and the sequencing and timing of activities are very well defined, indicating that the Bidder has optimised the use of resources. The programme of works permits flexibility to accommodate contingencies = 7 Points 			
	<ul style="list-style-type: none"> • Technical approach and methodology meet all requirements and fit the project deliverables; all activities are indicated in the programme of works, and the sequencing and timing of activities are defined, indicating that the Bidder has optimised the use of resources. = 5 Points 			

Main evaluation criteria	Sub criteria <i>All criteria will be scored according to the scoring criteria in this table</i>	Weight	Reference page in bidder's document	Comments
	<ul style="list-style-type: none"> The technical approach and/or methodology is not submitted, or the programme of works exceeds the twelve (12) month period, or does not meet any of the requirements = 0 Points 			

Proposals with functionality / technical points of less than the pre-determined minimum overall percentage of 70% and less than 50% on each of the individual criteria will be eliminated from further evaluation on-site visit technical evaluation criteria.

Annexure D

Bill of Quantities (BOQ)

Please refer to Annexure D attached (In excel format)

Example on how to calculate Minimum Contract Skills Development Goal (CSDG) fee

“Minimum Contract Skills Development Goal (CSDG)” as illustrated in table 1.1 and 1.2 below:

To prevent a tender being non-responsive, the Employer shall bring to the Contractor’s attention the required CSDG percentage (%) as prescribed in the final tender summary section. The percentage (%) factor multiplied by the sub-total of the tender amount will determine the minimum CSDG that needs to be achieved on the contract.

Table 1.1: Final Tender Summary – Contract Skills Development (CSDG) Example

Item	Description	Percentage (%) Factor	Sub-Total of Tender Amount	Amounts (Rands)
16	Skills Development			
16.1	Minimum Contract Skills Development Goal (CSDG) sum = CE (0.25%) x Subtotal of the tender amount	0.25%	R60 000 000.00	R150 000.00

Calculating the CSDG from Table 1.1 above:

A - CSDG

B - Percentage Factor based on the CIDB class of construction Works

C – Subtotal of the tender amount

A = B x C

**Therefore, the CSDG = R60 000 000x 0,25%
= R150 000**

Table 1.2: Final Tender Summary – Example CE Class of Works

Item	Description	Unit	Rate	Quantity	Amount
	P&Gs				R10 000 000.00
	Concrete				R10 000 000.00
	Mechanical				R10 000 000.00
	Electrical				R10 000 000.00
	Landscaping				R5 000 000.00
	Civils				R15 000 000.00
	Sub-Total				R60 000 000.00
	CSDG (0.25%)				R150 000.00
	VAT (15%)				R9 022 500.00
	Total Tender Amount				R69 172 500.00

Annexure F

Proposal Form and List of Returnable Documents

Procurement and installation of an HVAC system and replacement of the BMS System at the CSIR ICC for a period of three (3) years

RFP No. 9501.1/16/09/2025

I/We _____

[name of entity, company, close corporation or partnership] of [full address]

carrying on business trading/operating as

represented by _____ in my capacity
as

being duly authorised thereto by a Resolution of the Board of Directors or Members or Certificate of Partners, dated _____ to enter into, sign execute and complete any documents relating to this proposal and any subsequent Agreement. The following list of persons are hereby authorised to negotiate on behalf of the abovementioned entity, should CSIR decide to enter into Post Tender Negotiations with shortlisted bidder(s).

FULL NAME(S) CAPACITY SIGNATURE

I/We hereby offer to supply the abovementioned Services at the prices quoted in the schedule of prices in accordance with the terms set forth in the documents listed in the accompanying schedule of RFP documents.

I/We agree to be bound by those conditions in CSIR's:

1. General RFP Terms and Conditions; and [CSIR's Purchasing Terms and Conditions](#) or Any other standard or special conditions mentioned and/or embodied in this Request for Proposal.

I/We accept that unless CSIR should otherwise decide and so inform me/us in writing of award/intent, this Proposal [and, if any, its covering letter and any subsequent exchange of correspondence], together with CSIR's acceptance thereof shall constitute a binding contract between CSIR and me/us.

I/We further agree that if, after I/we have been notified of the acceptance of my/our Proposal, I/we fail to enter into a formal contract if called upon to do so, or fail to commence the supply of Services within 4 [four] weeks thereafter, CSIR may, without prejudice to any other legal remedy which it may have, recover from me/us any expense to which it may have been put in calling for Proposals afresh and/or having to accept any less favourable Proposal.

I/We accept that any contract resulting from this offer will be for a period as determined by the CSIR.

Furthermore, I/we agree to a penalty clause/s which will allow CSIR to invoke a penalty against us for non-compliance with material terms of this RFP including the delayed delivery of the Services due to non-performance by ourselves, failure to meet Subcontracting.

I/we agree that non-compliance with any of the material terms of this RFP, including those mentioned above, will constitute a material breach of contract and provide CSIR with cause for cancellation.

ADDRESS FOR NOTICES

The law of the Republic of South Africa shall govern any contract created by the acceptance of this RFP. The domicilium citandi et executandi shall be a place in the Republic of South Africa to be specified by the Respondent hereunder, at which all legal documents may be served on the Respondent who shall agree to submit to the jurisdiction of the courts of the Republic of South Africa. Foreign Respondents shall, therefore, state hereunder the name of their authorised representative in the Republic of South Africa who has the power of attorney to sign any contract which may have to be entered into in the event of their Proposal being accepted and to act on their behalf in all matters relating to such contract.

Respondent to indicate the details of its domicilium citandi et executandi hereunder:

Name of Entity:

Facsimile:

Address:

NOTIFICATION OF AWARD OF RFP

As soon as possible after approval to award the contract(s), the successful Respondent [**the Service provider**] will be informed of the acceptance of its Proposal. Unsuccessful Respondents may be advised in writing of the name of the successful Service provider and the reason as to why their Proposals have been unsuccessful, for example, in the category of price, delivery period, quality, B-BBEE or for any other reason.

VALIDITY PERIOD

CSIR requires a validity period of 180 [One Hundred and Eighty Calendar Days from the closing date] against this RFP.

Bidders are to note that they may be requested to extend the validity period of their bid, at the same terms and conditions, if the internal evaluation process has not been finalised within the validity period. However, once the adjudication body has approved the process and award of the business to the successful bidder(s), the validity of the successful bidder(s)' bid will be deemed to remain valid until a final contract has been concluded.

NAME(S) AND ADDRESS / ADDRESSES OF DIRECTOR(S) OR MEMBER(S)

The Respondent must disclose hereunder the full name(s) and address(s) of the director(s) or members of the company or close corporation [**C.C.**] on whose behalf the RFP is submitted.

1. Registration number of company / C.C.

2. Registered name of company / C.C.

3. Full name(s) of director/member(s) Address/Addresses ID Number(s)

RETURNABLE DOCUMENTS

Returnable Documents means all the documents, Sections and Annexures, as listed in the tables below.

a) Mandatory Returnable Documents

Failure to provide any Mandatory Returnable Documents at the closing date and time of this bid will result in a Respondent's disqualification. Bidders are therefore urged to ensure that all these documents are returned with their Proposals.

Please confirm submission of the mandatory Returnable Documents detailed below by so indicating [**Yes** or **No**] in the table below:

MANDATORY RETURNABLE DOCUMENTS	SUBMITTED [Yes/No]
A Valid CIDB contractor Designation 7ME or Higher.	
Annexure D- Bill of Quantities	
Public Liability Insurance of R10 000 000.00	
In the case of Joint Ventures, the bidder must submit a copy of the <u>signed</u> Joint Venture Agreement. (The Joint Venture Agreement must be signed by all parties.)	
In the case of subcontracting arrangements, the bidder must submit a copy of the <u>signed</u> subcontracting agreement. (If the agreement is not fully signed by both parties by the closing date and time, and where the subcontracting agreement has not been finalised, the bidder must submit a signed letter of intent or preliminary agreement, and a signed subcontracting agreement will be submitted within seven (7) days upon request.)	

b) Essential Returnable Documents

In addition to the requirements of section (a) above, Respondents are further required to submit with their Proposals the following **essential Returnable Documents** as detailed below.

Essential Returnable Documents required for evaluation purposes:

Failure to provide any essential Returnable Documents used for purposes of scoring a bid, by the closing date and time of this bid will not result in a Respondent's disqualification. However, Bidders will receive an automatic score of zero for the applicable evaluation

criterion. Bidders are therefore urged to ensure that all these documents are returned with their Proposals.

Please confirm submission of these essential Returnable Documents by so indicating [Yes or No] in the table below:

ESSENTIAL RETURNABLE DOCUMENTS USED FOR SCORING	SUBMITTED
A CV and all supporting documentation and certificates of the Project Technical Team	
<p>Annexure H: Preference Points Award Form in Terms of the Preferential Procurement Regulations 2022 (Mandatory documents to claim preference points)</p> <ul style="list-style-type: none"> Valid copy of BBBEE certificate/ sworn affidavit <ul style="list-style-type: none"> ✓ In case of unincorporated trust, consortium or joint venture, they must submit their consolidated B-BBEE scorecard with their <u>individual B-BBEE Certificate or Sworn Affidavit</u>. ✓ In case of sub-contracting, both parties must submit copies of their valid BBBEE certificates. <p>NB: Non-submission or invalid submission will result in zero points. Should the individual entity's B-BBEE Certificate or Sworn Affidavit of the unincorporated trust, consortium or joint venture parties <u>be invalid</u>, the joint venture scorecard will also be invalid.</p>	
Response to Annexure C - Technical Evaluation Matrix/Rubrics	
Technical and methodology approach	
Quality Control Procedures and Quality Plan	
Programme of works (MS PROJECTS)	
Project Technical Team organogram	
Project technical team certificate of professional membership	

Other Essential Returnable Documents:

Failure to provide other essential Returnable Documents may result in a Respondent's disqualification. Bidders are therefore urged to ensure that all these documents are returned with their Proposals. However, if the bidder indicated YES in the SUBMITTED column and the documents is not submitted, then the bidder may be given two (2) days to provide the missing information.

Please confirm submission of these essential Returnable Documents by indicating Yes or No in the table below

OTHER ESSENTIAL RETURNABLE DOCUMENTS	SUBMITTED [Yes/No]
Annexure A: Standard Bidding Document (SBD) 1 Form	
Annexure F: Proposal Form and List of Returnable documents (<i>This document</i>)	
Annexure G: Certificate of Acquaintance with RFP, Terms & Conditions & Applicable Documents	
Annexure I: Standard Bidding Document (SBD) 4 Form	
Annexure J: RFP Declaration and Breach of Law Form	
Annexure K: Mutual Non-Disclosure Agreement	
Provide a signed letter of intent to obtain a 20% financial (performance) guarantee of the contract value during the contracting stage.	
Bidder must provide a signed letter confirming that all equipment supplied and work done as part of this contract shall be maintained and guaranteed for twenty-four (24) months from the date of practical completion. The bidder must also confirm quarterly service and maintenance intervals for the duration of the contract.	
Annexure E – Compulsory Physical Site Visit Form	
Annexure L – Contract Data	
Annexure M – Draft Service Level Agreement	
A valid letter of good standing with the Compensation for Occupational Injuries and Diseases Act (COIDA)	
Three (3) latest Audited Annual Financial Statements must be provided.	
Annexure N – Minimum Contract Skills Development Goal (CSDG) Forms <ul style="list-style-type: none"> • Baseline Training Plan (Non-returnable with proposal, plan would be requested from the recommended bidder and must be submitted within seven (7) days upon request.) • Supervisor Agreement (Non-returnable with proposal, agreement would be requested from the recommended bidder and must be submitted within seven (7) days upon request.) • Interim Compliance Training Report (Non-returnable with proposal, reported would be requested from the appointed bidder) • Final Training Report (Non-returnable with proposal, reported would be requested from the appointed bidder) 	

CONTINUED VALIDITY OF RETURNABLE DOCUMENTS

The successful Respondent will be required to ensure the validity of all returnable documents, including but not limited to its Tax Clearance Certificate and valid B-BBEE Verification Certificate, for the duration of any contract emanating from this RFP. Should the Respondent be awarded the contract **[the Agreement]** and fail to present CSIR with such renewals as and when they become due, CSIR shall be entitled, in addition to any other rights and remedies that it may have in terms of the eventual Agreement, to terminate such Agreement forthwith without any liability and without prejudice to any claims which CSIR may have for damages against the Respondent.

SIGNED at _____ on this _____ day of _____ 20_____

SIGNATURE OF WITNESSES AND NAME OF WITNESSES

1 _____

Name _____

2 _____

Name _____

SIGNATURE OF RESPONDENT'S AUTHORISED REPRESENTATIVE:

Name: _____

Designation: _____

Annexure G

Certificate of Acquaintance with RFP, Terms & Conditions & Applicable Documents

Procurement and installation of an HVAC system and replacement of the BMS System at the CSIR ICC for a period of three (3) years

RFP No. 9501.1/16/09/2025

By signing this certificate, the Respondent is deemed to acknowledge that he/she has made himself/herself thoroughly familiar with and agrees with all the conditions governing this RFP. This includes those terms and conditions contained in any printed form stated to form part hereof, including but not limited to the documents stated below. As such, CSIR will recognise no claim for relief based on an allegation that the Respondent overlooked any such condition or failed properly to take it into account for the purpose of calculating tendered prices or any other purpose:

Should the Bidder find any terms or conditions stipulated in any of the relevant documents quoted in the RFP unacceptable, it should indicate which conditions are unacceptable and offer alternatives by written submission on its company letterhead, attached to its submitted Bid. Any such submission shall be subject to review by CSIR's Legal Counsel who shall determine whether the proposed alternative(s) are acceptable or otherwise, as the case may be. A material deviation from any term or condition may result in disqualification.

Bidders accept that an obligation rests on them to clarify any uncertainties regarding any bid which they intend to respond on, before submitting the bid. The Bidder agrees that he/she will have no claim based on an allegation that any aspect of this RFP was unclear but in respect of which he/she failed to obtain clarity.

The bidder understands that his/her Bid will be disqualified if the Certificate of Acquaintance with RFP documents included in the RFP as a returnable document, is found not to be true and complete in every respect.

SIGNED at _____ on this _____ day of _____ 20____

SIGNATURE OF WITNESSES AND NAME OF WITNESSES

1 _____

Name _____

2 _____

Name _____

SIGNATURE OF RESPONDENT'S AUTHORISED REPRESENTATIVE:

Name: _____

Designation: _____

Annexure H

Preference Points Award Form in Terms of the Preferential Procurement Regulations 2022

Procurement and installation of an HVAC system and replacement of the BMS System at the CSIR ICC for a period of three (3) years

RFP No. 9501.1/16/09/2025

This preference form must form part of all bids invited. It contains general information and serves as a claim form for the preference points allocated on the basis of specific goals outlined in point 3 below.

NB: BEFORE COMPLETING THIS FORM, BIDDERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF SPECIFIC GOALS, AS PRESCRIBED IN THE PREFERENTIAL PROCUREMENT REGULATIONS, 2022

1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to this bid:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included), or the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included) The lowest acceptable tender will be used to determine the applicable preference point system.

1.2 Points for this bid shall be awarded for:

- (a) Price; and
- (b) Preference Points based on specific goals.

1.3 The maximum points for this bid are allocated as follows:

	POINTS	POINTS
PRICE	80	90
Preference Points	20	10
Total points for Price and Preference Points must not exceed	100	100

1.4 Failure on the part of a bidder to submit proof of preference points together with the bid, will be interpreted to mean that preference points are not claimed.

1.5 The CSIR reserves the right to require of a bidder, either before a bid is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the CSIR.

2. POINTS AWARDED FOR PRICE

2.1 The 80/20 or 90/10 preference points systems

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

80/20 or 90/10

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

Where

P_s = Points scored for price of bid under consideration

P_t = Price of bid under consideration

P_{\min} = Price of lowest acceptable bid

3. PREFERENCE POINTS AWARDED

3.1 In terms of Regulation 4 (2) and 4 (2) of the Preferential Procurement Regulations, preference points may be awarded to a bidder for the specific goal specified for the tender in accordance with the table below:

3.2 Specific goals must be determined per tender.

Specific Goals	Preference Points	Preference Points
Black Ownership	20	10
Total	20	10

3.3 Total preference points per specific goal to be determined per tender.

3.3.1. Total preference points per specific goal to be awarded as follows:

3.3.1.1. Preferential points for black ownership will be awarded as follows:

Black Ownership	% of Preferential points
Bidder with 100% black ownership	100%
Bidder with 51% to 99% black ownership	50%
Bidder with less than 51% black ownership	0%

3.4. Joint Ventures, Consortiums and Trusts

A trust, consortium or joint venture¹, will qualify for preference points as a legal entity (Incorporated), provided that the entity submits its valid B-BBEE certificate. Only valid BBBEE certificates issued by SANAS accredited verification agency will be considered for allocation of points.

A trust, consortium or joint venture will qualify for preference points as an unincorporated entity, provided that the entity submits their consolidated B-BBEE scorecard as if they were a group structure and that such a consolidated B-BBEE scorecard is prepared for every separate bid. Only valid consolidated BBBEE certificates issued by SANAS accredited verification agency will be considered for allocation of points.

Bidders must submit concrete proof of the existence of joint ventures and/or consortium arrangements. The CSIR will accept signed agreements as acceptable proof of the existence of a joint venture and/or consortium arrangement. Furthermore, in bids where unincorporated joint venture and/or consortium/sub-contractors are involved, each party must submit a separate TCS PIN and CSD number.

The joint venture and/or consortium agreements must clearly set out the roles and responsibilities of the Lead Partner and the joint venture and/or consortium party. The agreement must also clearly identify the Lead Partner, who shall be given the power of attorney to bind the other party/parties in respect of matters pertaining to the joint venture and/or consortium arrangement.

3.5. Sub-contracting

A bidder must not be awarded preference points if it is indicated in the tender documents that such a bidder intends sub- contracting more than 25% of the value of the contract to any other enterprise that does not qualify for at least the points that such a bidder qualifies for, unless the intended sub-contractor is an EME that has the capability and ability to execute the sub-contract.

A bidder awarded a contract may not sub-contract more than 25% of the value of the contract to any other enterprise that does not have an equal or higher B-BBEE status level than the bidder concerned, unless the contract is sub-contracted to an EME that has the capability and ability to execute the sub-contract.

4. BID DECLARATION

Bidders who claim points in respect of specific goals **must** submit the following documents:

Mandatory documents to claim preference points	Submitted	
	Yes	No
	√	√

¹ 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.

DECLARATION WITH REGARD TO COMPANY/FIRM

Name _____ of
company/firm:.....

VAT _____ registration
number:.....

Company _____ registration
number:.....

I/we, the undersigned, who is / are duly authorised to do so on behalf of the company/firm, certify that the documents submitted to claim preference points based on the specific goals are valid, and I / we 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 3 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 3, the contractor may be required to furnish further documentary proof to the satisfaction of the CSIR that the awarded are correct;
- iv) If any document is obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the CSIR may, in addition to any other remedy it may have –
 - (a) disqualify the person from the bidding 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 bidder or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted by the National Treasury 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.
- v) If the CSIR is of the view that a bidder submitted false information regarding a specific goal, it must—
 - (a) inform the bidder accordingly; and
 - (b) give the bidder an opportunity to make representations within 14 days as to why the

² In case of unincorporated trust, consortium or joint venture, they must submit their consolidated B-BBEE scorecard with submitting their **individual B-BBEE Certificate or Sworn Affidavit**, and each party must submit a separate TCS PIN and CSD number.
In case of sub-contracting both parties must submit copies of their valid BBEE certificates

tender may not be disqualified or, if the tender has already been awarded to the bidder, the contract should not be terminated in whole or in part.

- vi) After considering the representations referred to in subregulation (v)(b), the CSIR may, if it concludes that such information is false—
- (a) disqualify the bidder or terminate the contract in whole or in part; and
 - (b) if applicable, claim damages from the bidder.

WITNESSES

- 1.
- 2.

.....
SIGNATURE(S) OF BIDDERS(S)

DATE:

ADDRESS.....

Annexure I

Standard Bidding Document (SBD) 4

RFP No. 9501.1/16/09/2025

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 interest³ in the enterprise, employed by the state? YES ☐ / NO ☐

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

Full Name	Identity Number	Name of institution	State

³ 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 consortium⁴ 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

⁴ 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.

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

.....
Signature

.....
Date

.....
Position

.....
Name of bidder

Annexure J

DECLARATION BY BIDDER AND BREACH OF LAW FORM

Procurement and installation of an HVAC system and replacement of the BMS System at the CSIR ICC for a period of three (3) years

RFP No. 9501.1/16/09/2025

NAME OF ENTITY:

We _____ do hereby certify that:

1. CSIR has supplied and we have received appropriate responses to any/all questions [as applicable] which were submitted by ourselves for RFP Clarification purposes;
2. we have received all information we deemed necessary for the completion of this Request for Proposal [RFP];
3. we have been provided with sufficient access to the existing CSIR facilities/sites and any and all relevant information relevant to the Services as well as CSIR information and Employees, and has had sufficient time in which to conduct and perform a thorough due diligence of CSIR's operations and business requirements and assets used by CSIR. CSIR will therefore not consider or permit any pre- or post-contract verification or any related adjustment to pricing, service levels or any other provisions/conditions based on any incorrect assumptions made by the Respondent in arriving at his Bid Price.
4. at no stage have we received additional information relating to the subject matter of this RFP from CSIR sources, other than information formally received from the designated CSIR contact(s) as nominated in the RFP documents;
5. we are satisfied, insofar as our entity is concerned, that the processes and procedures adopted by CSIR in issuing this RFP and the requirements requested from Bidders in responding to this RFP have been conducted in a fair and transparent manner; and
6. furthermore, we declare that a family, business and/or social relationship **exists / does not exist** [delete as applicable] between an owner / member / director / partner / shareholder of our entity and an employee or board member of the CSIR Group including any person who may be involved in the evaluation and/or adjudication of this Bid.
7. In addition, we declare that an owner / member / director / partner / shareholder of our entity **is / is not** [delete as applicable] an employee or board member of the CSIR.
8. If such a relationship as indicated in paragraph 7 exists, the Respondent is to complete the following section:

FULL NAME OF OWNER/MEMBER/DIRECTOR/
PARTNER/SHAREHOLDER: ADDRESS:

Indicate nature of relationship with CSIR:

[Failure to furnish complete and accurate information in this regard may lead to the disqualification of a response and may preclude a Respondent from doing future business with CSIR]

9. We declare, to the extent that we are aware or become aware of any relationship between ourselves and CSIR [other than any existing and appropriate business relationship with CSIR] which could unfairly advantage our entity in the forthcoming adjudication process, we shall notify CSIR immediately in writing of such circumstances.
10. We accept that any dispute pertaining to this Bid will be resolved through the Ombudsman process and will be subject to the Terms of Reference of the Ombudsman. The Ombudsman process must first be exhausted before judicial review of a decision is sought.
11. We further accept that CSIR reserves the right to reverse an award of business or decision based on the recommendations of the Ombudsman without having to follow a formal court process to have such award or decision set aside.

BREACH OF LAW

12. We further hereby certify that I/we (the bidding entity and/or any of its directors, members or partners) have/have not been [delete as applicable] found guilty during the preceding 5 [five] years of a serious breach of law, including but not limited to a breach of the Competition Act, 89 of 1998, by a court of law, tribunal or other administrative body. The type of breach that the Respondent is required to disclose excludes relatively minor offences or misdemeanours, e.g. traffic offences. This includes the imposition of an administrative fine or penalty.

Where found guilty of such a serious breach, please disclose:

NATURE OF BREACH:

DATE OF BREACH: _____

Furthermore, I/we acknowledge that CSIR reserves the right to exclude any Respondent from the bidding process, should that person or entity have been found guilty of a serious breach of law, tribunal or regulatory obligation.

SIGNED at _____ on this _____ day of _____ 20____

For and on behalf of _____	AS WITNESS:
duly authorised hereto	
Name:	Name:
Position:	Position:
Signature:	Signature:
Date	Registration No of Company/CC
Place	Registration Name of Company/CC