



Cacadu

Development Agency

RFP NO. 01/2025-2026

The Cacadu District Development Agency (CDDA) hereby calls for Professional Developers with proven experience to submit a request for proposal for the **“DEVELOPMENT OF ERF 1 IN GRAAFF-REINET, DR BEYERS NAUDE LOCAL MUNICIPALITY”**.

Proposals should be submitted in a sealed envelope, clearly marked **“RFP NO: 01/2025-2026 DEVELOPMENT OF ERF 1 IN GRAAFF-REINET, DR BEYERS NAUDE LOCAL MUNICIPALITY”** and must be placed in the tender box, 4th floor, Sarah Baartman District Municipality, 32 Govan Mbeki Avenue, Port Elizabeth. The closing date for submission is Friday, 07 November 2025 no later than 12h00.

TENDER CLARIFICATION MEETING

Interested Professional Developers/Investors are invited to a briefing session that will be held online as per below. Anyone wanting to attend physically is welcome to do so as a walk-through of the site will precede the meeting and will be live broadcast.

- Venue: Hybrid (MS Teams and Cradock Street, Graaff-Reinet)
- Date: 03 October 2025
- Meeting ID: 391 337 997 704 6
- Passcode: UP7m8th7
- Time: 12h00

FULLY DETAILED REQUIREMENTS AND DELIVERABLES ARE SET OUT IN THE RETURNABLE TENDER DOCUMENT.

The electronic bid document and full advert, outlining requirements is available for download by interested parties from the CDA website, www.cacadudevelopment.co.za.

For further information contact Mr Luvuyo Nomarwayi on 041 508 7030 or email at lnomarwayi@cacadudevelopment.co.za or Ms Ntsaphokazi Mbengwana on 041 508 7017 or email at nmbengwana@cacadudevelopment.co.za. Please quote reference number in the subject line.

No late, facsimile, or emailed proposals will be accepted for consideration.

NOTICE No 01 of 2025-2026 dated 03 September 2025

Dr E. Uithaler

Chief Executive Officer

Cacadu Development Agency

P O Box 318

PORT ELIZABETH

6000



REQUEST FOR PROPOSAL

RFP 01/2025-2026

DEVELOPMENT OF ERF 1 IN GRAAFF- REINET, DR BEYERS NAUDE LOCAL MUNICIPALITY

NAME OF BIDDER	:	_____
BIDDERS CSD NO (IF APPLICABLE)	:	_____
CONTACT PERSON	:	_____
TELEPHONE NO.	:	_____
EMAIL ADDRESS	:	_____
PHYSICAL ADDRESS	:	_____
	:	_____
	:	_____

Closing date:

Friday, 07 November 2025 at 12:00



RFP 01/2025-2026

REQUEST FOR PROPOSAL (RFP) FOR DEVELOPMENT OF ERF 1 IN GRAAFF-REINET, DR BEYERS NAUDE LOCAL MUNICIPALITY

The Cacadu District Development Agency (CDA) hereby calls for professional developers/investors with proven experience to submit proposals to **DESIGN, FINANCE, DEVELOP, CONSTRUCT AND OPERATE ON ERF 1 IN GRAAFF-REINET, DR BEYERS NAUDE LOCAL MUNICIPALITY**.

TENDER CLARIFICATION MEETING.

Interested Professional Developers are invited to a **briefing session** that will be held online as per below. Anyone wanting to attend physically is welcome to do so as a walk-through of the site will precede the meeting and will be live broadcast.

- Venue: Hybrid (MS Teams and Cradock Street, Graaff-reinet)
- Date: 03 October 2025
- Meeting ID: 391 337 997 704 6
- Passcode: UP7m8th7
- Time: 12h00

Prospective bidders are encouraged to join the meeting as it will serve as a platform of addressing all clarities needed for a sound proposal submission.

FULLY DETAILED REQUIREMENTS AND DELIVERABLES ARE SET OUT IN THE RETURNABLE TENDER DOCUMENT.

Respondents should take note of the following RFP requirements:

1. Cacadu Development Agency reserves the right to accept all, some or none of the proposals submitted, either wholly or in part, and it is not obligated to accept the highest score or one proposing the highest investment.
2. Respondents are to submit technical proposals and price bids.
3. Proof of Tax compliant status should be provided.
4. Companies registered on Central Supplier Database are encouraged to provide their CSD "MAAA" number.
5. Bidders must complete the following forms, which are included in the returnable document:
 - Declaration of Interest (MBD4).
 - Declaration of Bidder's Past Supply Chain Management Practices (MBD8).
 - Certificate of Independent Bid Determination (MBD9).
6. Bidders who wish to claim preferential points for Specific Goals in terms of the Preferential Procurement Policy of Council and the Preferential Procurement Regulations, 2022, must submit a completed form **MBD 6.1** (included in the returnable document) as well as a **certified copy** of the proof of B-BBEE status level of contribution as follows:
 - a. In the case of an **Affidavit**, both the Commissioner of Oaths stamp for the Affidavit itself (the "commissioning") AND a "true copy" stamp (which certifies the document as being a true copy of the original) are required i.e. **TWO stamps are required**.
 - b. In the case of a **B-BBEE Certificate**, only a "true copy" stamp and signature (which certifies the document as being an accurate copy) is required i.e. **ONE stamp is required**.
7. A municipal billing clearance certificate, which covers, if applicable, both the company and its directors, must accompany all bids (included in the returnable document).
8. It should be noted that the 80/20 Preferential Points System for Income Generating Contracts will be applied, 80 being for price and 20 for Specific Goals as defined in the Preferential Procurement Policy.
9. The award will be made in terms of the Agency's Preferential Procurement and Supply Chain Management Policies.
10. Documents are to be completed in full and in accordance with the conditions and bid rules contained in the bid documents.

To ensure that tenders are not exposed to invalidation, documents are to be completed in accordance with the conditions and bid rules contained in the bid documents. The returnable tender document, which includes full details of the specifications, is available for download, **free of charge**, from the Cacadu Development Agency website www.cacadudevelopment.co.za.

RFPs MAY ONLY BE SUBMITTED ON THE BID DOCUMENTATION ISSUED BY THE CACADU DEVELOPMENT AGENCY.

Late submitted, unmarked, faxed, falsified, incomplete or e-mailed responses will not be considered and will be disqualified. Completed Tender documents, supporting documents and externally endorsed documents must be placed in a sealed envelope marked "RFP 01/2025-2026 DEVELOPMENT OF ERF 1 IN GRAAFF-REINET, DR BEYERS NAUDE LOCAL MUNICIPALITY" and deposited in the Tender Box at the Sarah Baartman District Municipality on the 4th Floor, 32 Govan Mbeki Avenue, Gqeberha (Port Elizabeth), by no later than 12:00 on the 7th November 2025. Tenders will be opened in the tender-box at 12:05 on the same day.

N.B. ENVELOPES NOT MARKED AS INDICATED ABOVE WILL NOT BE OPENED AND SUCH BIDS WILL BE DISQUALIFIED.

For further information contact Mr. Luvuyo Nomarwayi on 041 508 7030 or email lnomarwayi@cacadudevelopment.co.za or Ms Ntsaphokazi Mbengwana on 041 508 7017 or email at nmbengwana@cacadudevelopment.co.za Please quote reference number in the subject line.

1. **INVITATION TO RFP (MBD 1)**

YOU ARE HEREBY INVITED TO SUBMIT A PROPOSAL FOR RFP 01/2025-2026
DEVELOPMENT OF ERF 1 IN GRAAFF-REINET, DR BEYERS NAUDE LOCAL
MUNICIPALITY

THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL IN AND SIGN A WRITTEN CONTRACT FORM.

BID DOCUMENTS TOGETHER MUST BE DEPOSITED IN THE CORRECT BID BOX SITUATED AT:

Sarah Baartman District Municipality tender box on the 4th Floor, 32 Govan Mbeki Avenue, Gqeberha (Port Elizabeth), by 12:00 on the 07 November 2025.

Bidders should ensure that bids are delivered timeously to the correct address and placed in the bid box. If the bid is late, or if it is deposited in an incorrect box, it will not be accepted for consideration.

The physical bids must be submitted during office hours from 08H30 to 16H30 Monday to Friday, prior to the closing date.

ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL TENDER DOCUMENTATION PROVIDED BY THE CACADU DEVELOPMENT AGENCY.

THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT AND THE PREFERENTIAL PROCUREMENT REGULATIONS, 2022, THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT

1. GENERAL REQUIREMENTS

- 1.1 The Cacadu Development Agency wishes to invite professional developers with proven experience to submit bids for the **RFP 01/2025-2026 FOR THE DEVELOPMENT OF ERF 1 IN GRAAFF-REINET.**
- 1.2 The bidder is required to furnish full details requested on the bid forms.
- 1.3 The bidder is requested to furnish all relevant information not entertained on the form of bids under separate cover which shall form part of the bid.

2. CONTACT PERSON FOR QUERIES

SCM Practitioner:	Mr. Luvuyo Nomarwayi
Telephone:	041 508 7030
Email :	lnomarwayi@cacadudevelopment.co.za
Project Manager:	Ms. Ntsaphokazi Mbengwana
Telephone:	041 508 7017
Email :	nmbengwana@cacadudevelopment.co.za

3. TERMS AND CONDITIONS

3.1 Confidentiality

All materials, specifications, service level requirements, detailed information and everything else supplied with this request for the bid remains the property of the Cacadu Development Agency and may be recalled if deemed necessary.

With reference to the POPI Act all personal information will be treated with the strictest confidentiality and will not be used for any unnecessary processing not related to the tender in question.

3.2 Contractual obligations

The request for bid does not constitute a contract nor does it create an obligation on the part of the Cacadu Development Agency to enter into an agreement with any developer submitting proposals.

3.3 Response to Questions

Where appropriate, questions should be answered explicitly by providing specific details requested. Bidders selecting to omit any of the required information or who do not follow the specified format will be disqualified from the Evaluation process. Should additional information be required by the Cacadu Development Agency, bidders may be approached to provide more details, including aspects not specifically covered in this request for bids.

Please ensure that the documentation required is completed in full and signed, **failure to complete the tender document in full, placement of signature where required, and commissioning may render the bid non-responsive.**

3.4 Ambiguities

It must be noted that if there are any ambiguities found in this bid document, it is the responsibility of the bidder to clarify any such ambiguities before the closing of queries. If any ambiguities are noted during the bid evaluation process, the Bid evaluation committee shall decide on interpretation of the ambiguity

3.5 Use of Bidders Information

Under the POPI Act, by submission of this bid, the bidder hereby provides consent to the municipality to utilize information and data sources available to confirm the information provided by bidders and obtain any other relevant information to ensure compliance with applicable procurement regulations.

The municipality will treat the bidders' information with confidentiality and access only the information that is required for evaluation and procurement processes.

I _____
(bidder's nominated representative) grant the Cacadu Development Agency permission to utilize information and data sources available to confirm the information provided by our enterprise and obtain any other relevant information to ensure compliance with applicable procurement regulations.

3.6 Award Processes

Bidders are advised that any information relating to the bid award process (including the correspondence related to intentions to appoint) will only be issued by the Supply Chain Management office

THIS BID DOCUMENT WILL ONLY BE ACCEPTED IF IT IS COMPLETED IN BLACK NON-ERASABLE INK



REQUEST FOR PROPOSAL - DEVELOPMENT OF ERF 1 IN GRAAFF-REINET, DR BEYERS NAUDE LOCAL MUNICIPALITY

To:	ALL PROSPECTIVE INVESTORS
Project Name:	Development of Erf 1 Graaff-Reinet, Dr Beyers Naude Local Municipality
Requestor:	Cacadu Development Agency an entity of Sarah Baartman District Municipality
Proposal No.	RFP 01/2025-2026
Proposal to be Delivered by:	07 November 2025 at 12:00

SPECIFICATION OF ORDER

1. Introduction

The CDA which is an agency of Sarah Baartman District Municipality was established in 2012 with the aim of being the special purpose vehicle (SPV) or implementing arm of catalytic projects for the Sarah Baartman District Municipality (SBDM). These projects would find expression in the district and local Integrated Development Plans (IDP) and implemented at local government level. The agency will partner and collaborate with the various levels of government and solidify its role as preferred implementer for various provincial and national sector departments. Identified projects will find expression in the District Development Model (DDM) or One Plan which is a blueprint for complementary development at local level. Partnerships with the private sector and civic organizations will be for the greater good of local development, job creation, skills development, and employment.

2. Purpose

The Cacadu Development Agency's Strategic Partnership Goals have set the district on a development path that prioritizes investment in infrastructure and promotes private sector partnerships and investments. The agency now seeks to attract development to Graaff-Reinet by offering incentives with a long-term view in growing the city revenue and developing its infrastructure. Pursuant with this goal, the Agency, through the Supply Chain Management Policy, commenced with a process of inviting interested suitably qualified and experienced developers/investors to respond to this Request for Proposal (RFP) for the **DEVELOPMENT OF ERF 1 IN GRAAFF-REINET, DR BEYERS NAUDE LOCAL MUNICIPALITY**. CDA is requiring prospective investors/developers to submit technical proposals and priced bids, as guided by this RFP. The development is expected to serve as a catalyst for redevelopment of other parts of the town of Graaff-Reinet. Proposals submitted under this RFP should therefore be turn-key, attractive, stimulate additional development activity, provide opportunity for new small business growth, and substantially add to the historical and cultural charm of Graaff-Reinet.

3. Cacadu Development Agency Development Objectives

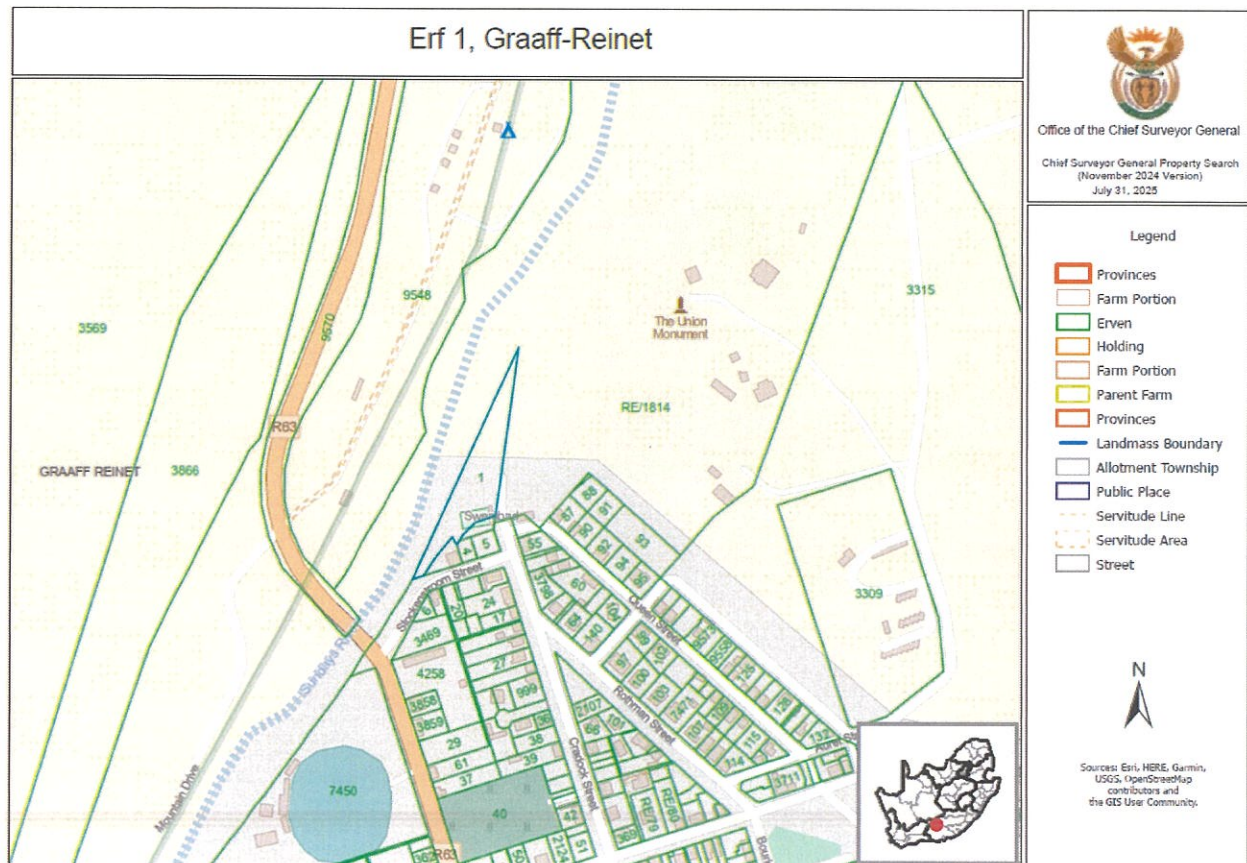
The envisaged development should contribute to the achievement of the following objectives:

- Facilitate socio-economic development and inclusive growth within the district, with a strong emphasis on infrastructure-led catalytic initiatives, new enterprise development and job and wealth creation
- Proactive development facilitation and mobilisation of investments as well as development partnerships.
- To efficiently, effectively and economically deliver sustainable social and economic infrastructure projects.

4. The subject property

4.1 Locality of the site

The subject property is located in Graaff-Reinet, Cradock Street.



Erf 1, Graaff-Reinet



Office of the Chief Surveyor General
Chief Surveyor General Property Search
(November 2024 Version)
July 31, 2025



- Legend
- Provinces
 - Farm Portion
 - Erven
 - Holding
 - Farm Portion
 - Parent Farm
 - Provinces
 - Landmass Boundary
 - Allotment Township
 - Public Place
 - Servitude Line
 - Servitude Area
 - Street



Sources: Esri, HERE, Garmin,
USGS, OpenStreetMap
contributors and
the GIS User Community

4.2 Property description

Erf number	1	
Street name	Cradock Street	
Zoning	Institutional Zone 1	
Permitted use rights	Primary uses	Special Consent
	➤ Place of instruction ➤ School ➤ Place of assembly ➤ Day care centre	➤ Attached telecommunication infrastructure ➤ Freestanding telecommunication installation ➤ Place of worship ➤ Educational building ➤ Shop
Extent (m ²)	9484m ²	

4.3 Land ownership

The property is owned by the Cacadu District Development Agency and is accordingly registered in the name of the agency.

4.4 Existing land use

The property was previously used as a public swimming pool more than 15 years ago with decent swimming pool structures and changing rooms that are more than 60 years. Currently, there are no activities on site.

4.5 Heritage considerations

The structures on the subject property are more than 60 years therefore, the prospective bidders are to take

into consideration heritage related regulations and processes that may apply.

5. Envisaged development proposals

The envisaged developments should and are expected to conform to the zoning of the subject site in terms of the applicable Land Use Scheme. Should the bidder propose a development or use that is not permitted under the Institutional Zone 1, the bidder is advised to consult with Town Planning Department of Dr Beyers Naude Municipality regarding the proposed use and the applicable guidelines to obtain such development rights.

Proposals should be turnkey, and the envisaged developments include but not limited to:

- Wellness Centre
- Private Hospital and associated facilities
- Hotel and Conferencing
- Upmarket and mixed residential units
- Residential Shopping Centre
- Restaurants and Coffee Shop
- Tourist attractions catering for both young and old

6. Invitation for Proposals and the conditions that will be applicable to the successful bidder

- 6.1 The overall objective of the RFP is to secure experienced property investors or developers to fund the development of the identified site to the best use.
- 6.2 The prospective investor or developer must demonstrate the ability to raise funds or utilize its own funds for the development.
- 6.3 A comprehensive project plan that specifies all the tasks to be carried out, with defined timelines and the strategy for implementing the project, highlighting the distinct stages/phases of development.
- 6.4 The Service Level Agreement will adhere to the CDA Investment and Incentives Policy
- 6.5 Prospective Investors or Developers will be responsible for their own market analysis, business cases and feasibility assessments.
- 6.6 This will be a Turn-key development as outlined by CDA Investment and Incentives Policy and roles and responsibilities will be accordingly accepted and applied in relation to all phases of the development and personnel requirements whether for financial deal structuring, consultant services or contractor appointment.
- 6.7 No development should commence without the approval of the Building Plans by the Municipality.
- 6.8 The responsibility for rates and taxes will be devolved to the successful bidder upon appointment.
- 6.9 Cacadu Development Agency will allow a development period of up to 3 years, thereafter CDA and the successful bidder will enter into a lease agreement based on property value as well as a lease period based on the investment value and proposal.

7. Responsiveness

- 7.1 Provide a detailed development proposal and a description of how the proposed development will be performed including the proposed approach and methodology (final technical proposals)
- 7.2 Provide final financial proposal
- 7.3 Prospective investors must ensure that the proposed development is aligned with the zoning scheme regulations of the Dr Beyers Naude Local Municipality
- 7.4 Provide a proposed conceptual site development plan
- 7.5 Provide proof of Access to Funds with value

8. Conflict of Interest

CDA expects the bidders to observe the highest standards of ethics during the execution of this contract and reserves the right to terminate the contract at any stage if it is determined that these standards have been or may become compromised.

It should be noted that the agency will request verbal and / or written inputs on an ad hoc basis, as and when required, but it is envisaged that these inputs will be essential to an extent where implementation of project is finally completed.

All relevant information must accompany all proposals submitted. No late or incomplete proposal will be accepted for consideration.

9. EVALUATION CRITERIA

Functionality and Evaluation Criteria

9.1 A maximum of 100 points is allocated to Bid Functionality calculated as follows:

- 15 points for final technical proposals
- 35 points for final financial proposals
- 15 points for conceptual site development plan
- 35 points for proof of access to funds with the value

DESCRIPTION	REQUIREMENTS	POINTS
Final technical proposals	Detailed development proposal and a description of how the proposed development will be performed including the proposed approach and methodology	15 maximum points Excellent = 15 points (<i>The proposal is excellent and demonstrates a comprehensive and highly effective approach to fully satisfying the project objectives and requirements. The service provider submitted a summary project plan that included all the proposed key aspects outlined in the requirements</i>) Acceptable = 10 points (<i>The proposal is acceptable but demonstrates limited ability to fully satisfy the project objectives or requirements. The service provider submitted a summary project plan that included only two of the proposed key aspects outlined in the requirements</i>) Poor = 5 points (<i>The proposal is poor or is unlikely to satisfy project objectives or requirements. The service provider submitted a summary project plan that included only one of the proposed key aspects outlined in the requirements</i>)
Final financial proposals	Detailed financial proposal which includes capital expenditure	35 maximum points (based on proof of access to funds) <i>R30 000 000.00 and above = 35 points</i> <i>R25 000 000.00 and above = 30 points</i>

		<i>R20 000 000.00 and above = 25 points</i> <i>R10 000 000.00 and above = 15 points</i> <i>Less than R10 000 000.00 = 0 points</i>
Conceptual site development plan	Proposed design site development plan	15 maximum points Excellent = 15 points (<i>The proposal is excellent and demonstrates a detailed layout plan</i>) Acceptable = 10 points (<i>The proposal is acceptable but demonstrates limited details of the layout plan</i>) Poor = 5 points (<i>The proposal is poor or is just a draft sketch</i>)
	Provide proof of evidence of previous projects that demonstrate experience of similar nature	35 maximum points <i>5 projects or more = 35 points</i> <i>4 projects = 30 points</i> <i>3 projects = 25 points</i> <i>2 projects = 15 points</i> <i>1 project = 5 points</i> <i>0 projects = 0 points</i>
Company experience		
TOTAL POINTS		100

An Investor/Developer scoring less than 70 points in functionality will be considered as disqualified for any further consideration.

NB: Failure to provide the above-mentioned documentation will result in the proposal not being considered.

Proposals should be delivered in a sealed envelope clearly marked: **“RFP 01/2025-2026 – DEVELOPMENT OF ERF 1 IN GRAAFF-REINET, DR BEYERS NAUDE LOCAL MUNICIPALITY”** and be deposited in the official Tender Box, at the Sarah Baartman District Municipality on the 4th Floor, 32 Govan Mbeki Avenue, Gqeberha (Port Elizabeth), by 12:00 on the 07 November 2025.

For enquiries please contact Luvuyo Nomarwayi on 041 508 7030 or email lnomarwayi@cacadudevelopment.co.za or contact Ntsaphokazi Mbengwana on 041 508 7017 or email nmbengwana@cacadudevelopment.co.za please quote reference number on the subject line.

APPROVED: 
CHIEF EXECUTIVE OFFICER (CDA)

DATE: 3/9/2025

DECLARATION OF INTEREST FORM - MBD 4

1. No bid will be accepted from persons in the service of the state¹.
2. Any person, having a kinship with persons in the service of the state, including a blood relationship, may make an offer or offers in terms of this invitation to bid. In view of possible allegations of favouritism, should the resulting bid, or part thereof, be awarded to persons connected with or related to persons in service of the state, it is required that the bidder or their authorised representative declare their position in relation to the evaluating/adjudicating authority.
- 3 **In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.**

3.1 Full Name of bidder or his or her representative:

3.2 Identity Number:

3.3 Position occupied in the Company (director, trustee, hareholder²):

3.4 Company Registration Number.....

3.5 Tax Reference Number:

3.6 VAT Registration Number:

3.7 The names of all directors / trustees / shareholders members, their individual identity numbers and state employee numbers must be indicated in paragraph 4 below.

3.8 Are you presently in the service of the state? **YES / NO**

3.8.1 If yes, furnish particulars.

.....

.....

¹MSCM Regulations: "in the service of the state" means to be –

(a) a member of –

- (i) any municipal council;
- (ii) any provincial legislature; or
- (iii) the national Assembly or the national Council of provinces;

(b) a member of the board of directors of any municipal entity;

(c) an official of any municipality or municipal entity;

(d) an employee of any national or provincial department, national or provincial public entity or constitution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);

(e) a member of the accounting authority of any national or provincial public entity; or

(f) an employee of Parliament or provincial legislature.

² Shareholder" means a person who owns shares in the company and is actively involved in the management of the company or business and exercises control over the company.

3.9 Have you been in the service of the state for the past twelve months? **YES / NO**

3.9.1 If yes, furnish particulars

.....
.....

3.10 Do you have any relationship (family, friend, other) with persons in the service of the state and who may be involved with the evaluation and or adjudication of this bid? **YES / NO**

3.10.1 If yes, furnish particulars.

.....
.....

3.11 Are you, aware of any relationship (family, friend, other) between any other bidder and any persons in the service of the state who may be involved with the evaluation and or adjudication of this bid? **YES / NO**

3.11.1 If yes, furnish particulars

.....
.....

3.12 Are any of the company's directors, trustees, managers, principal shareholders or stakeholders in service of the state? **YES / NO**

3.12.1 If yes, furnish particulars.

.....
.....

3.13 Are any spouse, child or parent of the company's directors' trustees, managers principal shareholders or stakeholders in service of the state? **YES / NO**

3.13.1 If yes, furnish particulars.

.....
.....

3.14 Do you or any of the directors, trustees, managers, principal shareholders, or stakeholders of this company have any interest in any other related companies or business whether or not they are bidding for this contract. **YES / NO**

3.14.1 If yes, furnish particulars:

.....
.....

4. Full details of directors / trustees / members / shareholders.

Full Name	Identity Number	State Employee Number

.....
Signature

.....
Date

.....
Capacity

.....
Name of Bidder

PREFERENCE POINTS CLAIM FORM – MBD 6.1

1. GENERAL CONDITIONS

- 1.1 The following preference point systems are applicable to all bids:
- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
 - the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).
- 1.2 The 80/20 preference point system shall be applicable.
- 1.3 Preference points for this bid shall be awarded for:
- (a) Price; and
 - (b) Specific Goals
- 1.4 The maximum points for this bid are allocated as follows:

	POINTS
PRICE	80
SPECIFIC GOALS	10
BBBEE	10
Total points for Price and Specific Goals must not exceed	100

- 1.5 Failure on the part of a bidder to submit a B-BBEE Verification Certificate from a Verification Agency accredited by the South African Accreditation System (SANAS), or a Registered Auditor approved by the Independent Regulatory Board of Auditors (IRBA) or a sworn affidavit confirming annual turnover and level of black ownership in case of an EME and QSE together with the bid, will be interpreted to mean that preference points for B-BBEE status level of contribution are not claimed.
- 1.6 The purchaser 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 purchaser.

2. DEFINITIONS

- (a) **“all applicable taxes”** includes value-added tax, pay as you earn, income tax, unemployment insurance fund contributions and skills development levies;
- (b) **“B-BBEE”** means broad-based black economic empowerment as defined in section 1 of the Broad-Based Black Economic Empowerment Act;
- (c) **“B-BBEE status level of contributor”** means the B-BBEE status received by a measured entity based on its overall performance using the relevant scorecard contained in the Codes of Good Practice on Black Economic Empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act;
- (d) **“bid”** means a written offer in a prescribed or stipulated form in response to an invitation by an organ of state for the provision of services, works or goods, through price quotations, advertised competitive bidding processes or proposals;

- (e) **“Broad-Based Black Economic Empowerment Act”** means the Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003) as amended by Act No 46 of 2013;
- (f) **“comparative price”** means the price after the factors of a non-firm price and all unconditional discounts that can be utilized have been taken into consideration;
- (g) **“consortium or joint venture”** 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;
- (h) **“contract”** means the agreement that results from the acceptance of a bid by an organ of state;
- (i) **“EME”** means an Exempted Micro Enterprise as defines by Codes of Good Practice issued in terms of section 9 (1) of the Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003);
- (j) **“Firm price”** means the price that is only subject to adjustments in accordance with the actual increase or decrease resulting from the change, imposition, or abolition of customs or excise duty and any other duty, levy, or tax, which, in terms of the law or regulation, is binding on the contractor and demonstrably has an influence on the price of any supplies, or the rendering costs of any service, for the execution of the contract;
- (k) **“functionality”** means the measurement according to predetermined norms, as set out in the bid documents, of a service or commodity that is designed to be practical and useful, working or operating, taking into account, among other factors, the quality, reliability, viability and durability of a service and the technical capacity and ability of a bidder;
- (l) **“non-firm prices”** means all prices other than “firm” prices;
- (m) **“person”** includes a juristic person;
- (n) **“QSE”** means a Qualifying Small Enterprise as defines by Codes of Good Practice issued in terms of section 9 (1) of the Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003);
- (o) **“rand value”** means the total estimated value of a contract in South African currency, calculated at the time of bid invitations, and includes all applicable taxes and excise duties;
- (p) **“sub-contract”** means the primary contractor’s assigning, leasing, making out work to, or employing, another person to support such primary contractor in the execution of part of a project in terms of the contract;
- (q) **“total revenue”** bears the same meaning assigned to this expression in the Codes of Good Practice on Black Economic Empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act and promulgated in the *Government Gazette* on 9 February 2007;
- (r) **“trust”** means the arrangement through which the property of one person is made over or bequeathed to a trustee to administer such property for the benefit of another person; and
- (s) **“trustee”** means any person, including the founder of a trust, to whom property is bequeathed in order for such property to be administered for the benefit of another person.

ADJUDICATION USING A POINT SYSTEM

- 2.1 The bidder obtaining the highest number of total points will be awarded the contract.
- 2.2 Preference points shall be calculated after prices have been brought to a comparative basis taking into account all factors of non-firm prices and all unconditional discounts;.
- 2.3 Points scored must be rounded off to the nearest 2 decimal places.
- 2.4 In the event that two or more bids have scored equal total points, the successful bid must be the one scoring the highest number of preference points for B-BBEE.
- 2.5 However, when functionality is part of the evaluation process and two or more bids have scored equal points including equal preference points for B-BBEE, the successful bid must be the one scoring the highest score for functionality.
- 2.6 Should two or more bids be equal in all respects, the award shall be decided by the drawing of lots.

3. POINTS AWARDED FOR PRICE

3.1 THE 80/20 PREFERENCE POINT SYSTEMS

80/20 preference point system for tenders for income-generating contracts with Rand value up to R50 million

The following formula must be used to calculate the points for price in respect of a tender for income-generating contracts, with a Rand value up to R50 million, inclusive of all applicable taxes:

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

Where

P_s = Points scored for price of tender under consideration;

P_t = Price of tender under consideration; and

P_{max} = Price of highest acceptable tender.

- i. A maximum of 20 points may be awarded to a tenderer for the specific goal specified for the tender.
- ii. The points scored for the specific goal must be added to the points scored for price and the total must be rounded off to the nearest two decimal places.
- iii. Subject to section 2(1)(f) of the Act, the contract must be awarded to the tenderer scoring the highest points.
- iv. When deemed necessary, points will be allocated for BBBEE to a maximum of 10 points in case of 20 points and in any other case a maximum of 5 points.

POINTS AWARDED FOR B-BBEE STATUS LEVEL OF CONTRIBUTION

- 3.2 In terms of Regulation 5 (2) and 6 (2) of the Preferential Procurement Regulations, preference points must be awarded to a bidder for attaining the B-BBEE status level of contribution in accordance with the table below:

B-BBEE Status Level of Contributor	Number of points (90/10 system)	Number of points (80/20 system)
1	5	10
2	4	8
3	3	6
4	2	4
5	1	2
Non-compliant contributor	0	0

SPECIFIC GOALS		
LOCALITY		
Within South Africa		10
Internationally		5
Total for Specific Goals		10

- 3.3 A bidder who qualifies as an EME in terms of the B-BBEE Act must submit a sworn affidavit confirming Annual Total Revenue and Level of Black Ownership.
- 3.4 A Bidder other than EME or QSE must submit their original and valid B-BBEE status level verification certificate or a certified copy thereof, substantiating their B-BBEE rating issued by a Registered Auditor approved by IRBA or a Verification Agency accredited by SANAS.
- 3.5 A trust, consortium or joint venture will qualify for points for their B-BBEE status level as a legal entity, provided that the entity submits their B-BBEE status level certificate.
- 3.6 A trust, consortium or joint venture will qualify for points for their B-BBEE status level 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.
- 3.7 Tertiary Institutions and Public Entities will be required to submit their B-BBEE status level certificates in terms of the specialized scorecard contained in the B-BBEE Codes of Good Practice.
- 3.8 A person will not be awarded points for B-BBEE status level if it is indicated in the bid 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.
- 3.9 A person 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 person concerned, unless the contract is sub-contracted to an EME that has the capability and ability to execute the sub-contract.

4. BID DECLARATION

- 4.1 Bidders who claim points in respect of B-BBEE Status Level of Contribution must complete the following:

5. B-BBEE STATUS LEVEL OF CONTRIBUTION CLAIMED IN TERMS OF PARAGRAPHS 1.4 AND 5.1

- 5.1 B-BBEE Status Level of Contribution: = (maximum of 10 points)
- (Points claimed in respect of paragraph 7.1 must be in accordance with the table reflected in paragraph 5.1 and must be substantiated by means of a B-BBEE certificate issued by a Verification Agency accredited by SANAS or a Registered Auditor approved by IRBA or a sworn affidavit.

6. SUB-CONTRACTING

- 6.1 Will any portion of the contract be sub-contracted?

(Tick applicable box)

YES	☐	NO	☐
-----	--------------------------	----	--------------------------

6.1.1 If yes, indicate:

- i) What percentage of the contract will be subcontracted.....%
- ii) The name of the sub-contractor.....
- iii) The B-BBEE status level of the sub-contractor.....
- iv) Whether the sub-contractor is an EME.

(Tick applicable box)

YES	☐	NO	☐
-----	--------------------------	----	--------------------------

7. DECLARATION WITH REGARD TO COMPANY/FIRM

7.1 Name of
company/firm:.....

7.2 VAT registration
number:.....

7.3 Company registration
number:.....

7.4 TYPE OF COMPANY/ FIRM

Partnership/Joint Venture / Consortium

One person business/sole propriety

Close corporation

Company

(Pty) Limited

[TICK APPLICABLE BOX]

7.5 DESCRIBE PRINCIPAL BUSINESS ACTIVITIES

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

7.6 COMPANY CLASSIFICATION

Manufacturer

Supplier

Professional service provider

Other service providers, e.g. transporter, etc.

[TICK APPLICABLE BOX]

7.7 MUNICIPAL INFORMATION

Municipality where business is situated:

Registered Account Number:

Stand Number:.....

7.8 Total number of years the company/firm has been in business:.....

7.9 I/we, the undersigned, who is / are duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the B-BBE status level of contribution indicated in paragraph 7 of the foregoing certificate, qualifies the company/firm for the preference(s) shown 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 1 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraph 7, the contractor may be required to furnish documentary proof to the satisfaction of the purchaser that the claims are correct;
- iv) If the B-BBEE status level of contribution has been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the purchaser 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) restrict the bidder or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, 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.

1.....	SIGNATURE(S) OF BIDDERS(S) DATE: ADDRESS
2.....	

DECLARATION OF BIDDER'S PAST SUPPLY CHAIN MANAGEMENT PRACTICES

- 1 This Municipal Bidding Document must form part of all bids invited.
- 2 It serves as a declaration to be used by municipalities and municipal entities in ensuring that when goods and services are being procured, all reasonable steps are taken to combat the abuse of the supply chain management system.
- 3 The bid of any bidder may be rejected if that bidder, or any of its directors have:
 - a. abused the municipality's / municipal entity's supply chain management system or committed any improper conduct in relation to such system;
 - b. been convicted for fraud or corruption during the past five years;
 - c. willfully neglected, reneged on or failed to comply with any government, municipal or other public sector contract during the past five years; or
 - d. been listed in the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004).
- 4 **In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.**

Item	Question	Yes	No
4.1	Is the bidder or any of its directors listed on the National Treasury's Database of Restricted Suppliers as companies or persons prohibited from doing business with the public sector? (Companies or persons who are listed on this Database were informed in writing of this restriction by the Accounting Officer/Authority of the institution that imposed the restriction after the <i>audi alteram partem</i> rule was applied). The Database of Restricted Suppliers now resides on the National Treasury's website(www.treasury.gov.za) and can be accessed by clicking on its link at the bottom of the home page.	Yes ☐	No ☐
4.1.1	If so, furnish particulars:		
4.2	Is the bidder or any of its directors listed on the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004)? The Register for Tender Defaulters can be accessed on the National Treasury's website (www.treasury.gov.za) by clicking on its link at the bottom of the home page.	Yes ☐	No ☐
4.2.1	If so, furnish particulars:		
4.3	Was the bidder or any of its directors convicted by a court of law (including a court of law outside the Republic of South Africa) for fraud or corruption during the past five years?	Yes ☐	No ☐

4.3.1	If so, furnish particulars:		
Item	Question	Yes	No
4.4	Does the bidder or any of its directors owe any municipal rates and taxes or municipal charges to the municipality / municipal entity, or to any other municipality / municipal entity, that is in arrears for more than three months?	Yes ☐	No ☐
4.4.1	If so, furnish particulars:		
4.5	Was any contract between the bidder and the municipality / municipal entity or any other organ of state terminated during the past five years on account of failure to perform on or comply with the contract?	Yes ☐	No ☐
4.7.1	If so, furnish particulars:		

CERTIFICATION

I, THE UNDERSIGNED (FULL NAME)
CERTIFY THAT THE INFORMATION FURNISHED ON THIS
DECLARATION FORM TRUE AND CORRECT.

I ACCEPT THAT, IN ADDITION TO CANCELLATION OF A CONTRACT, ACTION MAY BE TAKEN
AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature

.....
Date

.....
Position

.....
Name of Bidder

CERTIFICATE OF INDEPENDENT BID DETERMINATION

- 1 This Municipal Bidding Document (MBD) must form part of all bids¹ invited.
- 2 Section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, prohibits an agreement between, or concerted practice by, firms, or a decision by an association of firms, if it is between parties in a horizontal relationship and if it involves collusive bidding (or bid rigging).² Collusive bidding is a *pe se* prohibition meaning that it cannot be justified under any grounds.
- 3 Municipal Supply Regulation 38 (1) prescribes that a supply chain management policy must provide measures for the combating of abuse of the supply chain management system, and must enable the accounting officer, among others, to:
 - a. take all reasonable steps to prevent such abuse;
 - b. reject the bid of any bidder if that bidder or any of its directors has abused the supply chain management system of the municipality or municipal entity or has committed any improper conduct in relation to such system; and
 - c. cancel a contract awarded to a person if the person committed any corrupt or fraudulent act during the bidding process or the execution of the contract.
- 4 This MBD serves as a certificate of declaration that would be used by institutions to ensure that, when bids are considered, reasonable steps are taken to prevent any form of bid-rigging.
- 5 In order to give effect to the above, the attached Certificate of Bid Determination (MBD 9) must be completed and submitted with the bid:

¹ Includes price quotations, advertised competitive bids, limited bids and proposals.

² Bid rigging (or collusive bidding) occurs when businesses, that would otherwise be expected to compete, secretly conspire to raise prices or lower the quality of goods and / or services for purchasers who wish to acquire goods and / or services through a bidding process. Bid rigging is, therefore, an agreement between competitors not to compete.

CERTIFICATE OF INDEPENDENT BID DETERMINATION

I, the undersigned, in submitting the accompanying bid:

(Bid Number and Description)

in response to the invitation for the bid made by:

(Name of Municipality / Municipal Entity)

do hereby make the following statements that I certify to be true and complete in every respect:

I certify, on behalf of: _____ that:
(Name of Bidder)

1. I have read and I understand the contents of this Certificate;
2. I understand that the accompanying bid will be disqualified if this Certificate is found not to be true and complete in every respect;
3. I am authorized by the bidder to sign this Certificate, and to submit the accompanying bid, on behalf of the bidder;
4. Each person whose signature appears on the accompanying bid has been authorized by the bidder to determine the terms of, and to sign, the bid, on behalf of the bidder;
5. For the purposes of this Certificate and the accompanying bid, I understand that the word "competitor" shall include any individual or organization, other than the bidder, whether or not affiliated with the bidder, who:
 - a. has been requested to submit a bid in response to this bid invitation;
 - b. could potentially submit a bid in response to this bid invitation, based on their qualifications, abilities or experience; and
 - c. provides the same goods and services as the bidder and/or is in the same line of business as the bidder
6. 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 consortium³ will not be construed as collusive bidding.
7. In particular, without limiting the generality of paragraphs 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:
 - (a) prices;
 - (b) geographical area where product or service will be rendered (market allocation)
 - (c) methods, factors or formulas used to calculate prices;
 - (d) the intention or decision to submit or not to submit, a bid;
 - (e) the submission of a bid which does not meet the specifications and conditions of the bid; or
 - (f) bidding with the intention not to win the bid.
8. In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications and conditions or delivery particulars of the products or services to which this bid invitation relates.
9. 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 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.

10. I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

.....
Signature

.....
Date

.....
Position

.....
Name of Bidder

CERTIFICATE FOR MUNICIPAL SERVICES

Information required in terms of Cacadu Development Agency's Supply Chain Management Policy

Tender Reference or Description:

RFP 01/2025-2026 FOR DEVELOPMENT OF ERF 1 GRAAFF-REINET, DR BEYERS NAUDE LOCAL MUNICIPALITY

Name of Bidder:

1. FURTHER DETAILS OF THE BIDDER/S: Proprietor/Director(s)/Partners, etc:

Physical Business address of the Bidder	Municipal Account Number(s)

If there is not enough space for all the names, please attach the additional details to the Tender documents.

Name of Director/Member/ Partner	Identity Number	Physical residential address of Director/Member/ Partner	Municipal Account number(s)

I,the undersigned, (full name in block letters) certify that the information furnished on this declaration form is correct and that I/we have no undisputed commitments for municipal services towards a municipality or municipal entity in respect of which payment is overdue for more than 30 days.

Signature

THUS DONE AND SIGNED for and on behalf of the Bidder/Contractor

at _____ on the _____ day of _____

Please note:

Even if the requested information is not applicable to the Bidder, the table above should be endorsed **NOT APPLICABLE** and **THIS DECLARATION MUST STILL BE SIGNED**.