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**The Government Technical Advisory Centre (on behalf of the Department of  
Public Works and Infrastructure)**

**REQUEST FOR INFORMATION  
INTEGRATED RENEWABLE ENERGY AND RESOURCE EFFICIENCY PROGRAMME**

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## 1. **DISCLAIMER**

- 1.1 While all reasonable care has been taken in preparing this RFI, the information contained herein does not purport to be comprehensive or to have been verified by the Department of Public Works and Infrastructure of the Government of the Republic of South Africa ("the Department") or any other department, public entity or provincial entity of the Government of the Republic of South Africa ("the Government"), any of its officers, employees, servants, agents, Transaction Advisors, advisors or any other person. Accordingly, neither the Department nor any of its advisors accept any liability or responsibility for the adequacy, accuracy or completeness of any of the information or opinions stated herein.
- 1.2 Save where expressly stipulated otherwise, no representation or warranty (whether express or implied) is or will be given by the Department or any of its officers, employees, servants, agents, Transaction Advisors, advisors or any other person with respect to the information or opinions contained in this RFI, or in relation to any clarifications issued by the Department in relation to this RFI or the Programme.
- 1.3 The Department reserves the right to amend, modify or withdraw this RFI or any part of it, or to terminate or amend any of the procedures, procurement processes or requirements detailed in this RFI during the conduct of the Programme, at any time, without prior notice and without liability to compensate or reimburse any person pursuant to such amendment, modification, withdrawal or termination.
- 1.4 The Department reserves the right to terminate or amend the Programme, at any time, without prior notice and without liability to compensate or reimburse any person pursuant to such termination or amendment.
- 1.5 The terms and conditions set out in this RFI are stipulated for the express benefit of the Department and, save as expressly stated to the contrary, may be waived at the Department's sole discretion at any time. The GTAC reserves the right to adopt any Response made by any person responding to this RFI at any time and to include such Response in any documents which may or may not be made available at any stage of the Programme to any other persons responding to this RFI, without the obligation or liability to pay any compensation or reimbursement of any nature to any person pursuant to such adoption.

- 1.6 This RFI is provided solely for the purpose set out in this RFI and is not intended to form any part or basis of any investment decisions by the Respondent, its shareholders, members or its lenders or any other party. Each person to whom this RFI is made available must make its own independent assessment of the Programme in respect of which it intends submitting a Response, taking such advice (whether professional or otherwise) as it deems necessary.
- 1.7 The Department has engaged Transaction Advisors in respect of the Programme and this RFI, who are acting solely as advisors to the Department, to assist the Department in the Programme and, accordingly, will not be responsible or owe a duty of care to any person other than the Department in respect of this RFI or the Programme. The Transaction Advisors shall not, nor shall any legal advisor, or advisor to the Department in relation to the RFI or the Programme, provide any opinion to or for the benefit of any Respondent, shareholder, member, contractors, suppliers or any lender, in their capacity as advisor to the Department.
- 1.8 No Respondent, its shareholders, members, contractors, suppliers or lenders or any other party shall have any claim against the Department, its officers, employees, servants, agents or Transaction Advisors, under any circumstances whatsoever, arising out of any matter relating to the Programme or this RFI of any nature whatsoever, including where such claim is based on any act or omission by the Department, or any of its officers, employees, servants, agents or Transactions Advisors of any nature whatsoever, or where such claim is based on the content of, or any omission from, this document of any nature whatsoever.

## 2. DEFINITIONS AND INTERPRETATION

2.1 In this RFI, the following terms shall have the meanings assigned to them hereunder and cognate expressions shall have corresponding meanings:

- 2.1.1 **"Advanced Metering Infrastructure"** means an integrated system of smart meters, communication networks, and data management systems that enables two-way communications between smart meters and a central system;
- 2.1.2 **"Application Programming Interface" or "API"** means software intermediary that allows two or more applications to convey information and data to each other;
- 2.1.3 **"Asset"** means a physical component of a facility which has value, enables services to be provided and has an economic life greater than 12 months, (e.g. water treatment plant, recreation complex, farm, etc);
- 2.1.4 **"B-BBEE"** means Broad-Based Black Economic Empowerment;
- 2.1.5 **"B-BBEE Act"** means the Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003) as amended by the Broad-Based Black Economic Empowerment Amendment Act, 2014 (Act No. 46 of 2014);
- 2.1.6 **"B-BBEE Codes"** means the amended B-BBEE Codes of Good Practice issued under Government Gazette No. 36928 on 10 October 2013, in terms of section 9(1) of the B-BBEE Act;
- 2.1.7 **"B-BBEE Status Level"** means the B-BBEE recognition levels of a measured entity, which are based on the overall performance of that measured entity, in

		respect of B-BBEE measured in terms of the B-BBEE Codes;
2.1.8	<b>"Bidder"</b>	mean a Bidder, who having received an RFP, responds thereto by submitting a Proposal to undertake a Project;
2.1.9	<b>"Biomass"</b>	means renewable organic materials that can be used as a source of energy;
2.1.10	<b>"BIPV"</b>	means construction materials and building components that include Solar PV cells ;
2.1.11	<b>"Black Designated Groups"</b>	has the same meaning ascribed to it in the B-BBEE Codes;
2.1.12	<b>"Black People"</b>	has the same meaning ascribed to it in the B-BBEE Act;
2.1.13	<b>"Black Women"</b>	means Black People who are of the female gender;
2.1.14	<b>"Building"</b>	means any building or any portion of any building owned by or leased to the Department or any political subdivision thereof and used for the purposes of Government;
2.1.15	<b>"Building Management System"</b>	means a computer-based control system consisting of hardware and software that is installed in buildings to monitor and manage the electrical, mechanical, electromechanical, water and waste management;
2.1.16	<b>"Building" or "Buildings"</b>	means any building or any portion of any building owned by or leased to the state or any political subdivision thereof and used for governmental purposes;

2.1.17	<b>"Bundled Facilities"</b>	means two or more Project Facilities that have been amalgamated into a single Project, based on bundling criteria determined by the Department to create commercially feasible Projects that reduce technical risks and facilitate financing;
2.1.18	<b>"Citizen"</b>	means a person who is a citizen of the Republic of South Africa by birth, descent or naturalisation in terms of the South African Citizenship Act, 1995 (Act No. 88 of 1995);
2.1.19	<b>"Constitution"</b>	means the Constitution of the Republic of South Africa Act, 1996;
2.1.20	<b>"Department"</b>	means the Department of Public Works and Infrastructure, established within the National Executive in terms of section 91 of the Constitution and listed in Schedule 1 of the Public Service Act, 1997 (Act No. 47 of 1997);
2.1.21	<b>"dtic"</b>	means the Department of Trade Industry and Competition, established within the National Executive in terms of section 91 of the Constitution and listed in Schedule 1 of the Public Service Act, 1997 (Act No. 47 of 1997);
2.1.22	<b>"Economic Development"</b>	<p>for purposes of the Programme means specific initiatives aimed at the promotion of localisation and the development of certain categories of people, groups, enterprises, or communities, achieved through the following elements:</p> <ul style="list-style-type: none"> <li>a. Local Content;</li> <li>b. Job Creation;</li> </ul>

- c. Ownership;
  - d. Management Control;
  - e. Skills Development;
  - f. Enterprise & Supplier Development; and
  - g. Socio-Economic Development;
- 2.1.23            **"Electric            Vehicle  
Charging Infrastructure"** means a piece of equipment that supplies electrical power for charging plug-in electric vehicles, including the reverse process of supplying the grid from the electric vehicle (vehicle-to-grid (V2G) technology);
- 2.1.24            **"Elements"** means the following components of the Programme:
- a. Renewable Energy;
  - b. Resource Efficiency, including:
    - i. Energy Efficiency; and
    - ii. Water Efficiency; and
  - c. Waste Management;
- 2.1.25            **"Energy Efficiency"** means the ratio of output of performance, service, goods or energy, to input of energy;
- 2.1.26            **"Energy Storage"** means the capture of energy produced at a point in time for use at a later time to reduce imbalances between energy demand and energy production;
- 2.1.27            **"Enterprise Development  
Contributions"** means monetary contributions carried out for the benefit of QSEs or EMEs which are at least 51% owned by Black People, with the objective



		of contributing to the development, sustainability, and financial and operational independence of such enterprises;
2.1.28	<b>"Executive Management"</b>	means the employees of a measured entity who are members of the occupation category of 'Executive Management' as determined in the Employment Equity Regulations, 2014 enacted in terms of the Employment Equity Act, 1998 (Act No. 55 of 1998);
2.1.29	<b>"Exempted Micro Enterprise" or "EME"</b>	has the same meaning ascribed to it as in the B-BBEE Codes;
2.1.30	<b>"Fuel Cells"</b>	means an electrochemical device that converts chemical energy of a fuel, such as hydrogen, into electrical energy and heat;
2.1.31	<b>"Fund"</b>	means a fund under consideration to be established as a revolving fund for the Programme referred to in section 7.6.5 of this RFI;
2.1.32	<b>"Geothermal Energy"</b>	means heat derived within the sub-surface of the earth and carried to the surface of the earth by water and/or steam;
2.1.33	<b>"GIAMA"</b>	means the Government Immovable Asset Management Act, 2007 (Act No. 19 of 2007);
2.1.34	<b>"Green Building Policy"</b>	means the Green Building Policy, 2015 issued by the Department with the primary purpose of articulating the Department's vision for sustainable building and construction known as 'green building' and to indicate strategic interventions to re-calibrate construction and property industries, particularly with regard to

		the environmental and social manner in which it forms immovable assets, with reference to <i>National Framework for Sustainable Development in South Africa</i> (2008);
2.1.35	<b>"Green Jobs"</b>	means decent jobs, in any sector, that contribute to the preservation or restoration of the environment;
2.1.36	<b>"GTAC"</b>	means the Government Technical Advisory Centre, a government component of the National Treasury established in terms of section 7(5)(c) of the Public Service Act, 1997 (Act No. 47 of 1997) (Proclamation No. 103 of 1994) read with Proclamation No.25 and Notice No.261 both published in the Government Gazette No.35194 on 12 March 2012;
2.1.37	<b>"Hydropower"</b>	means hydroelectric power, which is electricity produced by water;
2.1.38	<b>"Infrastructure Development Act"</b>	Infrastructure Development Act, 2014 (Act No. 23 of 2014);
2.1.39	<b>"Initial Phase"</b>	means this initial stage of Phase 1 of the Programme, comprised of twenty (20) Project Facilities;
2.1.40	<b>"Internal API"</b>	means API's that are not publicly available, and only exposed to internal systems with strict identity and access management;
2.1.41	<b>"Internet of Things"</b>	means the network of physical objects, that contains embedded technology to communicate and sense or interact with their internal states or external environment and

		reference to <b>"IoT"</b> shall have a corresponding meaning;
2.1.42	<b>"IPPDO"</b>	means the Innovation, Project Preparation and Development Office, which will be established by the Department to procure and implement the Programme;
2.1.43	<b>"Junior Management"</b>	means the employees of a measured entity who are members of the occupation category of 'Junior Management' as determined in the Employment Equity Regulations, 2014 enacted in terms of the Employment Equity Act, 1998 (Act No. 55 of 1998);
2.1.44	<b>"Learning Programme Matrix"</b>	means the Learning Programme Matrix, which is Annexe 300(A) to the B-BBEE Codes;
2.1.45	<b>"Lenders"</b>	any funder who intends to participate in the Programme;
2.1.46	<b>"Leviable Amount"</b>	has the same meaning ascribed to it in the Skills Development Levies Act, 1999 (Act No. 9 of 1999);
2.1.47	<b>"Measurement Verification"</b>	<b>&amp;</b> means the process for quantifying savings delivered by an energy efficiency, water efficiency or alternative waste management solution, as well as quantifying the impact of energy generated from renewable energy technologies;
2.1.48	<b>"Middle Management"</b>	means the employees of a measured entity who are members of the occupation category of 'Middle Management' as determined in the Employment Equity Regulations, 2014 enacted in terms of the Employment Equity Act

55 of 1998; and

- 2.1.49            **"Minister"**                                means the Minister responsible for the Department;
- 2.1.50            **"Ocean Energy"**                               means renewable energy derived from the sea, for power generation including the ocean technologies wave, tidal and ocean thermal;
- 2.1.51            **"Open API"**                                    means an API made available to software either as a publicly or exposed by/to strategic business partners, and used according to terms of use by external parties;
- 2.1.52            **"Optimisation Process"**                    means the process in terms of which (i) the Department will obtain comments from prospective Bidders into the drafting of the RFP and (ii) update the draft RFP to generate the final RFP documents taking into account the comments from the prospective bidders;
- 2.1.53            **"People living with Disabilities"**                means a Citizen or a category of Citizens living with disabilities who qualify for protection in terms of the Employment Equity Act, 1998 (Act No. 55 of 1998);
- 2.1.54            **"Phase 1"**                                        means the first phase of the Programme, which will be fully set out in the RFP, which includes the Initial Phase;
- 2.1.55            **"Private Party"**                                means the entity which will enter into a Project Agreement with the Department for the supply the Elements in respect of a Project, and "Private Parties" has a corresponding meaning;
- 2.1.56            **"Programme"**                                    means the Integrated Renewable Energy and Resource Efficiency Programme, implemented

by the Department to Renewable Energy, Resource Efficiency and alternative Waste Management in an economically and environmentally sustainable manner that promotes security of supply, socio-economic development and good governance;

- 2.1.57            **"Project"**                                means        commercially,        technically, geographically viable bundle of facilities and assets where a Private Party will be procured to implement design, finance, install, maintain and/or operate, as a single management unit, Elements of the Programme;
- 2.1.58            **"Project Agreement"**                        means the agreement(s) that the Department and Private Party will enter into for the supply of the Elements;
- 2.1.59            **"Project Company"**                            means the company that is established as a special purpose vehicle to undertake a Project;
- 2.1.60            **"Project Facility"**                            means a single or multiple Buildings or Assets one Site, selected by the Department to be part of the Programme and **"Project Facilities"** has a corresponding meaning;
- 2.1.61            **"Project Officer"**                            means [*insert*]<sup>1</sup>, who has been appointed by the Department to manage the RFI process and to liaise with Respondents in accordance with clause 11 (*Contact with the Project Officer*);
- 2.1.62            **"Proposal"**                                    any bid submitted by a Bidder in response to the invitation contained in the RFP;

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<sup>1</sup> **Drafting Note:** Department to provide details.

2.1.63	<b>"PPP"</b>	means a public private partnership as defined in Regulation 16 of the Treasury Regulations;
2.1.64	<b>"Qualifying Small Enterprise" or "QSE"</b>	has the same meaning ascribed to it as in the B-BBEE Codes;
2.1.65	<b>"Re-use"</b>	means to utilise articles from the waste stream again for a similar or different purpose without changing the form or properties of the articles;
2.1.66	<b>"Recycle"</b>	means a process where waste is reclaimed for further use and processed as a product or raw material;
2.1.67	<b>"Renewable Energy"</b>	means energy that is obtained from sources that are for all practical purposes inexhaustible;
2.1.68	<b>"Representational State Transfer" or "REST"</b>	means the representational state transfer which is a distributed system framework that uses web protocols and technologies. The REST architecture involves client and server interactions built around the transfer of resources;
2.1.69	<b>"Resource Efficiency"</b>	means the relationship between natural raw material or technical economic material and the benefits gained from their use, whether in production or consumption. Resource efficiency maximises the benefits of products or services while minimising consumption and waste, including energy and water;
2.1.70	<b>"Respondent"</b>	means any entity submitting a Response to this RFI;
2.1.71	<b>"Response"</b>	the completed Response Form, together with

		all necessary supporting documentation;
2.1.72	<b>"Response Form"</b>	means the form contained in Annexure C ( <i>Response Forms</i> ) of this RFI;
2.1.73	<b>"RFI"</b>	means this request for information document for the Programme;
2.1.74	<b>"RFI Questionnaire"</b>	means the questionnaire contained in Annexure B ( <i>RFI Questionnaire</i> ) of this RFI, structured to include the following: <ul style="list-style-type: none"> <li>a. Annexure B1 – Legal RFI Questionnaire;</li> <li>b. Annexure B2 – Finance RFI Questionnaire;</li> <li>c. Annexure B3 – Technical RFI Questionnaire; and</li> <li>d. Annexure B4 – Economic Development RFI Questionnaire;</li> </ul>
2.1.75	<b>"RFP"</b>	means the request for proposals issued in respect of Phase I and Phase II of the Programme, including the Project Agreements to be issued with the RFP;
2.1.76	<b>"Sector Code"</b>	a sector code designated as such and issued in terms of section 9(1) of the B-BBEE Act and developed by major stakeholders in a particular industry;
2.1.77	<b>"Senior Management"</b>	means the employees of a measured entity who are members of the occupation category of 'Senior Management' as determined in the Employment Equity Regulations, 2014 enacted in terms of the Employment Equity Act





- 2.1.83            **"Solar Photovoltaic" or "Solar PV"**            means the conversion of light into electricity using semiconducting materials that exhibit the photovoltaic effect;
- 2.1.84            **"Solar Thermal Energy"**            means a form of energy and a technology for harnessing solar energy to generate thermal energy for use in domestic water heating, process heating and cooling, steam systems, air drying and similar;
- 2.1.85            **"Submission Date"**            means the dates referred to in section 9 (*Proposed RFI Timelines*);
- 2.1.86            **"Supplier Development Contributions"**            means monetary contributions carried out for the benefit of value-adding suppliers of the measured entity, who are QSEs or EMEs and are at least 51% owned by Black People, with the objective of contributing to the development, sustainability, and financial and operational independence of such suppliers;
- 2.1.87            **"Strategic Integrated Project 28"**            means Strategic Integrated Project No 28 (PV and Water Savings on Government Building Programme) designated as such by the Presidential Infrastructure Coordinating Commission in Government Notice No. 812 on 24 July 2020, in terms of section 8(1)(a) read with section 7(1) of the Infrastructure Development;
- 2.1.88            **"Transaction Advisors"**            means Mahlako a Phahla Investments (Pty) Ltd, who have been appointed as advisors of the Department on the Programme, and its subcontractors;
- 2.1.89            **"Treasury Regulations"**            means the March 2005 regulations for departments, trading entities, constitutional

		institutions and public entities issued by National Treasury in terms of section 76 of the Public Finance Management Act, 1999 (Act No. 1 of 1999), as amended;
2.1.90	<b>"Unitary Payment"</b>	means the charges payable to a Private Party in connection with the implementation of a Project, the calculation of which will be set out in the Project Agreement;
2.1.91	<b>"User Department"</b>	means the departments, constitutional institutions and public entities that occupy and or make use of the Project Facilities;
2.1.92	<b>"VAT"</b>	means any value-added tax, or any similar tax which is imposed in place of or in addition to such tax, in terms of the Value-Added Tax Act, 1991 (Act No. 89 of 1991), as amended or replaced from time to time;
2.1.93	<b>"Waste Management"</b>	means those activities and actions required to manage waste from its inception to its disposal, and includes the collection, transport, treatment and disposal of waste, together with monitoring and regulation of the waste management process; and
2.1.94	<b>"Waste Reduction"</b>	means using less material and energy to minimise waste generation, and preserve natural resources;
2.1.95	<b>"Water Conservation"</b>	means any beneficial deduction in water loss, use or waste;
2.1.96	<b>"Water Efficiency"</b>	means minimisation of the amount of water used to accomplish a function, task or result;

- 2.1.97            **"Web Services"**            means systems, software, applications that use the internet for communication and interfacing between devices on a network;
- 2.1.98            **"Wind Energy"**            means the use of wind to provide mechanical power through wind turbines to turn electric generators for electrical power;
- 2.1.99            **"Woman"**            means a Citizen who is of the female gender, and **"Women"** has a corresponding meaning;
- 2.1.100            **"Youth"**            means a Citizen or a class of Citizens between the ages of eighteen (18) and thirty-five (35);and
- 2.1.101            **"ZAR" or "R"**            means the Rand, being the currency of South Africa.

2.2            In this RFI:

- 2.2.1            the definitions provided herein are only applicable to this RFI and to no other document;
- 2.2.2            references to a statutory provision include any subordinate legislation made from time to time under that provision and include that provision as modified or re-enacted from time to time;
- 2.2.3            words importing the masculine gender include the feminine and neuter genders and vice versa;
- 2.2.4            the singular includes the plural and vice versa;
- 2.2.5            natural persons include artificial persons and vice versa;
- 2.2.6            references to a "person" include a natural person, company, close corporation or any other juristic person or other corporate entity, a charity, trust, partnership, joint venture, syndicate, or any other association of persons;

- 2.2.7 references to a "subsidiary" or a "holding company" shall be references to a subsidiary or holding company as defined in the Companies Act, 2000 (Act No. 71 of 2008);
- 2.2.8 if a definition imposes substantive rights and obligations on a person, such rights and obligations shall be given effect to and shall be enforceable, notwithstanding that they are contained in a definition;
- 2.2.9 any definition, wherever it appears in this RFI, shall bear the same meaning and apply throughout this RFI unless otherwise stated;
- 2.2.10 the use of any expression covering a process available under South African law (such as but not limited to a judicial management, business rescue or winding-up) shall, if any of the parties is subject to the law of any other jurisdiction, be interpreted in relation to that party as including any equivalent or analogous proceeding under the law of such other jurisdiction;
- 2.2.11 references to any amount shall mean that amount exclusive of VAT, unless the amount expressly includes VAT;
- 2.2.12 the rule of construction that if general words or terms are used in association with specific words or terms which are a species of a particular genus or class, the meaning of the general words or terms shall be restricted to that same class (i.e. the *eiusdem generis* rule) shall not apply, and whenever the word "*including*" is used followed by specific examples, such examples shall not be interpreted so as to limit the meaning of any word or term to the same genus or class as the examples given;
- 2.2.13 the rule of construction that the RFI be interpreted against the party responsible for its drafting or preparation shall not apply;
- 2.2.14 unless otherwise specified, all references to any time shall be to the time of day in Pretoria, South Africa; and

2.2.15 references to the Department also apply to GTAC, as context allows.

2.3 The expiration or termination of this RFI shall not affect the provisions of this RFI which are expressly provided to operate after any such expiration or termination, or which of necessity must continue to have effect after such expiration or termination, notwithstanding that the relevant provisions themselves do not provide for this.

### 3. **ISSUANCE OF RFI**

3.1 This RFI is issued by GTAC, acting on behalf of the Department as an implementation agent, pursuant to agreements entered into between the Department and GTAC.

3.2 All queries and clarification requests in respect of this RFI and the Programme should be addressed to the contact person named in section 11 (*Contact with the Project Officer*) and in accordance with section 12.2 (*Respondent Request for Clarification*) of this RFI.

### 4. **BACKGROUND**

#### 4.1 **Introduction**

4.1.1 The Green Building Policy identifies the impact of buildings on global warming and climate change. Lights, heating and cooling systems contribute to carbon emissions. The Green Building Policy also recognises that South Africa joined international accords on the need to see development centred on sustainability and mitigation actions against climate change.

4.1.2 The Department as the largest owner of immovable property in South Africa, has the potential to be a major contributor to improvements in energy efficiency, water efficiency, waste management and the uptake of renewable energy in the commercial and public sector.

4.1.3 The Green Building Policy has been presented on the basis that the Department strives to create sustainable green buildings that

will:

4.1.3.1 mitigate climate change, and adapt to the impact of climate change;

4.1.3.2 minimise harm to the natural environment and maximise the ecological function of the landscape;

4.1.3.3 create economic value for public buildings;

4.1.3.4 create opportunities for green jobs, up-skilling, training of participants and the development of improved working and living conditions.

4.1.4 The Department has thus developed the Programme in order to achieve the objectives of the Green Building Policy in relation to the Project Facilities.

## 4.2 **Mandate of the Department**

4.2.1 In terms of GIAMA, the Department is the mandated custodian and portfolio manager of Government's immovable assets. In this regard, the Department established a trading entity, which is responsible for planning, acquiring, managing and disposing of immovable assets in the Department's custody.

4.2.2 The Department's asset portfolio consists of 31 146 registered and unregistered land parcels covering 5,5 hectares and 92 593 building and improvements covering 36.9 million square metres countrywide. This makes the Department is the largest property owner in South Africa.

4.2.3 This large property portfolio is at the core of the Department's vision and mission of ensuring convenient access to dignified public services through effective management of the Government's immovable assets, to contribute towards socio-economic development and transformation of the built environment.

## 4.3 **Utilities Consumption**

- 4.3.1 Presently, the Department consumes approximately 4 021 Gigawatt hours (GWh) of electricity, 39 million kilolitres of water, and produces 822 000 tons of waste, equating to between R6 billion and R billion in water, electricity and waste expenditure annually.<sup>2</sup>
- 4.3.2 An audit done across more than 1 128 Department facilities between 2016 and 2018 found the Department facilities to be inefficient consumers of water and electricity when compared to industry standards.
- 4.3.3 The Department's expenditure on the above utilities continues to increase the operating costs of maintaining the property portfolio and places pressure on the trading entity's budget, which in turn has the potential of hindering the service delivery mandate of all other Government departments, the Government's operations at large and may lead to a more volatile environment as a result of service delivery failures.
- 4.3.4 In addition to the substantial financial impact that utilities have on the trading entity, its budget and the continued operations of Government, the consumption of electricity, water and production of waste have massive environmental impacts.
- 4.3.5 Further, over a third of the total waste produced results from construction and demolition activities.

#### 4.4 **High-level Policy Framework**

- 4.4.1 In line with section 24 of the Constitution the Department is a key player insofar as the immovable assets in its portfolio are concerned, in ensuring sustainability of the environment and ensuring that the protection and of all.
- 4.4.2 The Green Building Policy, recognises a suit of policy and legislative instruments through which sustainable development is

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<sup>2</sup> **Drafting Note:** Department to confirm this amounts.

established in South Africa, including the recognition of international conventions to which South Africa is a signatory to. In the section dealing with Legislative and Policy Framework, starts of by recoding as follows – *“South Africa has a significant history of environmental conservation, and the protection of the environment is enshrined in the Constitution. There is also a significant body of legislation protecting the environment, although the focus has historically been on the natural environment. Sustainable development features directly in the policy domain specifically through the National Framework for Sustainable Development although the key principles of sustainable development are in evidence in many other government policies.”*.

4.4.3 The Green Building Policy discusses in more detail the various legislations and policies relevant to the protection of the environment, which includes the following:

- 4.4.3.1 Constitution;
- 4.4.3.2 National Building Regulations and Buildings Standard Act, 1997 (Act No.103 of 1977);
- 4.4.3.3 GIAMA;
- 4.4.3.4 National Environmental Management: Waste Act, 2014 (Act No.26 of 2014) (as amended);
- 4.4.3.5 National Energy Efficiency Strategy, 2005 and 2012;
- 4.4.3.6 Long Term Mitigation Scenarios, 2007;
- 4.4.3.7 National Framework for Sustainable Development in South Africa, 2008;
- 4.4.3.8 National Climate Change Response White Paper, 2011;
- 4.4.3.9 National Water Resources Strategy, 2013; and



4.4.3.10 National Immovable Asset Maintenance Management Framework, 2015.

4.4.4 The overarching strategy objectives found in these strategic documents are intended to provide frameworks to guide and stimulate the public building sector in its objective of contributing to South Africa's commitment to reduce greenhouse gas emissions in order to mitigate global climate change.

4.4.5 The Department developed a Green Building Framework, 2011 and a Green Building Policy, 2015, which provided an overview of the national vision, principles, trends strategic priority areas for a sustainable building and construction sector and also provide, ensuring environmental sustainability, guidelines for the implementation of green building programmes, transitioning to a low carbon economy and the implementation of energy efficiency programmes.

#### 4.5 **Overview of the Programme**

4.5.1 The Green Building Policy indicates that a high-level Department condition assessment revealed a very daunting scenario indicating that the suitability, performance and functionality of these buildings are very poor and require maintenance.

4.5.2 Furthermore, the Green Building Policy recognising:

4.5.2.1 that the core mandate of the Department is to provide suitable accommodation to user departments in support of their service delivery objectives;

4.5.2.2 that the Department undertakes construction of new buildings, refurbishment and reconfiguration of existing buildings, and leasing-in from the private sector;

4.5.2.3 the significant impact of buildings on global warming and climate change;

4.5.2.4 the construction, use, repair and maintenance and demolition of buildings consume energy and resources and generate waste in excess of any other industrial sector;

4.5.2.5 as the custodian of state properties, the Department is the largest South African player in the property and construction sectors,

the Department therefore has the responsibility to provide leadership in relation to green buildings and the green economy.

4.5.3 To address the above issues and objectives of the Green Building Policy, the Department, with the assistance of GTAC, undertook a feasibility study during 2019 and 2020, to explore the potential for renewable energy and resource efficiency (water, electricity, and waste) solutions across the Department's portfolio.

4.5.4 The feasibility study concluded that the current size of the Department property portfolio and levels of consumption of electricity and water across this portfolio makes it viable to anchor the Programme across the Department's property portfolio.

4.5.5 The feasibility study, came to the conclusions, *inter alia*, that:

4.5.5.1 the scale of ambition of the implementation of the Green Energy Policy and the complexity of the challenges implicit in delivering it, support the need to change how resource efficiency and renewable energy in the Department's buildings are delivered;

4.5.5.2 the implementation of the Green Building Policy and the Programme, which will see the introduction of alternative sources of supply and demand side management from the current single source supply model, has the following potential benefits for the Department:

- 4.5.5.2.1 reduced dependency on single suppliers and improved water and energy security of supply;
  - 4.5.5.2.2 improved governance and reduced risk in relation to utilities;
  - 4.5.5.2.3 cheaper reliable sources of utilities and increased value for money in the procurement of electricity, water and waste management;
  - 4.5.5.2.4 a more environmentally friendly and sustainable building portfolio;
  - 4.5.5.2.5 increased socio-economic development impact opportunities in the built environment;
- 4.5.5.3 the successful implementation of a programme of this magnitude will require an enabling environment, characterised by the requisite enabling legislation, regulations and policies; adequate capacity to support the Programme; consensus around the Programme and adequate Programme relevant institutions. In this regard a number of policy and institutional arrangements have been developed and recommended for implementation;
  - 4.5.5.4 to provide the required institutional arrangements and capacity, the introduction of a new entity or function is proposed. This is a particularly high impact solution as it is expected to shoulder the additional burden of scope and relief the Department in terms of the resource efficiency and renewable energy mandate for public buildings; and
  - 4.5.5.5 purpose of new entity or function is to serve the strategic goal of the Department implementation of the Green Building Policy for sustainable development by making the Department a model of green building transition through leadership, partnership and adoption and roll out of resource

efficiency technologies and Renewable Energy.

- 4.5.6 On 24 July 2020, the Programme was designated as Strategic Integrated Project 28 by the Presidential Infrastructure Coordinating Commission, in terms of section 8(1)(a) read with section 7(1) of the Infrastructure Development Act and is aimed at procuring private sector energy service companies to roll out energy efficiency (including solar geysers), water efficiency, alternative waste management and embedded solar PV, and other renewable energy solutions throughout the Department's property portfolio.
- 4.5.7 The Programme which entails the procurement of a private sector party to upgrade, refurbish and implement Resource Efficiency as well as Renewable Energy and energy security solutions in Government facilities across the country. The Resource Efficiency solutions focus on priority areas including Energy Efficiency, Water Efficiency operations that will result in operational cost savings.
- 4.5.8 On 3 February 2021, National Treasury granted TA:I Approval (*Feasibility Study*) for the Initial Phase of the Programme. The Initial Phase of the Programme will be rolled out at over twenty (20) of the strategically identified Sites within the Department's property portfolio and seeks to procure Private Parties who will be able to deliver the Elements in respect of the Sites. Site selection will be based on the deemed potential ability of the Sites to achieve Programme objectives.
- 4.5.9 The Department intends to establish the IPPDO as the suggested new entity or function which will be set up for purposes of:
- 4.5.9.1 creating an enabling environment for the implementation of the Programme (i.e. facilitating easy access to Departmental facilities; reducing transaction costs for small facilities through bundling; standardising project documents, tools and

templates; facilitating access to tailored and affordable project financing; etc);

4.5.9.2 undertaking the administration activities related to the Programme;

4.5.9.3 procuring Private Parties to undertake the Projects, including the issuance of the procurement documents;

4.5.9.4 conducting of the evaluation processes of the Projects;

4.5.9.5 conducting negotiations with the Private Parties and reaching financial close;

4.5.9.6 overseeing the implementation of the different Projects;

4.5.9.7 monitoring and evaluating the performance of the initiatives implemented by the participants on a continuous and real time basis; and

4.5.9.8 activities incidental thereto.

4.5.10 The Programme presents a wealth of potential benefits for the Department and South Africa at large.

## 5. PURPOSE OF THE RFI

5.1 The purpose of this RFI is:

5.1.1 to enable the GTAC (on behalf of the Department) to conduct a market sounding exercise to secure the views of interested parties which the Department will use for the further structuring and implementation of the Programme. The RFI will therefore enable the Department to understand the appetite and readiness of the market to participate in the Programme;

- 5.1.2 to encourage interested parties to share information that may be relevant to the structuring and implementation of the Programme on topics raised in the RFI;
  - 5.1.3 for the Department to obtain a high-level understanding of optimal technical solutions that are available in the market in relation to the Programme and the capacity of the private sector to deliver on such solutions;
  - 5.1.4 for the Department to gauge if there are any potential exclusionary barriers that would impede the successful implementation of the Programme; and
  - 5.1.5 to receive inputs from interested parties, which inputs may be used to support the design of the RFP requirements.
- 5.2 The GTAC (on behalf of the Department) hereby requests Respondents to submit Responses to this RFI.

## 6. **RESPONDENTS TO THE RFI**

- 6.1 The GTAC anticipates that the following Respondents will respond to this RFI:
- 6.1.1 prospective Bidders;
  - 6.1.2 prospective sponsors;
  - 6.1.3 prospective Lenders;
  - 6.1.4 prospective local manufacturers;
  - 6.1.5 prospective suppliers;
  - 6.1.6 prospective advisors; and
  - 6.1.7 any other interested parties seeking to participate in the Programme.
- 6.2 Respondents should note that responding to this RFI is neither compulsory nor a precondition to participate in the RFP procurement process.

## 7. PROGRAMME DESCRIPTION

7.1 This section will cover the following:

- 7.1.1 objectives of the Programme;
- 7.1.2 overview of the structure of the Programme;
- 7.1.3 Elements of each Project;
- 7.1.4 funding for the Programme; and
- 7.1.5 general on the Structuring of the Programme.

### 7.2 Objectives of the Programme

7.2.1 The objectives of the Programme include the following, to:

- 7.2.1.1 mitigate and reduce carbon emissions from the Project Facilities, in relation to the energy use and consumption, water consumption and waste management;
- 7.2.1.2 reduce the Government's high consumption of energy and water as well as waste production, and the Department's expenditure on electricity, water and waste management;
- 7.2.1.3 improve electricity and water security of supply to the Project Facilities;
- 7.2.1.4 recognise operational practices that:
  - 7.2.1.4.1 reduce peak demand on electricity supply infrastructure;
  - 7.2.1.4.2 introduce naturally lit spaces, which provides occupants in regular occupied spaces with access to appropriate daylight and quality views for the activities being performed during the performance period;

- 7.2.1.4.3 monitor and maintain a high level of thermal comfort for building occupants' satisfaction as it relates to comfort;
- 7.2.1.4.4 facilitate effective ongoing monitoring and metering of water and energy consumption;
- 7.2.1.4.5 encourage high performance cleaning practices, which reduces the exposure of building occupants and maintenance personnel to potentially hazardous chemicals, biological and particulate contaminants that compromise indoor environmental quality, human health, building fabric and the natural environment;
- 7.2.1.4.6 prevent build-up of indoor pollutants such as volatile organic compounds, carbon monoxide, carbon dioxide and other indoor pollutants by managing and controlling pollutant sources and thus help sustain the comfort and well-being of building occupants;
- 7.2.1.4.7 limit the disruption of natural hydrology, minimise pollution and site deterioration;
- 7.2.1.4.8 minimise the environmental impact of refrigeration equipment;
- 7.2.1.4.9 reward operational practices which reduce the amount of solid waste going to landfill. Such waste may be from typical building operations, including ongoing and durable goods, and from refurbishments, construction or demolition works;
- 7.2.1.4.10 generate revenue through the monetisation of recyclable waste, reduction in emissions and conversion to renewable energy generation;



and

- 7.2.1.4.11 ensure that South Africa contributes to meeting both national policies and international commitments on environmental sustainability and climate change;
- 7.2.1.5 establish institutional arrangements to ensure the required capacity to achieve Resource Efficiency and contribute to the reduction of greenhouse gas emissions in Project Facilities;
- 7.2.1.6 procure Private Parties to roll out Energy Efficiency (including solar geysers), water efficiency, alternative waste management and embedded solar PV, and other Renewable Energy solutions throughout the Project Facilities; and
- 7.2.1.7 enhance Economic Development through the participation of enterprises owned by Black People and the involvement of Black People, Youth, Women, People living with Disabilities and Black Designated Groups in the Project activities.

### 7.3 **Overview of the Structure of the Programme**

- 7.3.1 The Programme is designed to procure the following components, as part of each Project:
  - 7.3.1.1 Renewable Energy;
  - 7.3.1.2 Energy Efficiency;
  - 7.3.1.3 Water Efficiency; and
  - 7.3.1.4 Waste Management.

7.3.2 The Initial Phase will be comprised of twenty (20) Project Facilities.

7.3.3 Each Project will be comprised of each of the four (4) Elements.

#### 7.4 **Elements of each Project**

##### 7.4.1 **Renewable Energy**

The Renewable Energy Element of the Programme will procure renewable energy technologies, not limited to:

7.4.1.1 Solar PV (roof-top, carport, ground-mounted and building-integrated);

7.4.1.2 Solar Thermal Energy;

7.4.1.3 Wind Energy;

7.4.1.4 Biomass;

7.4.1.5 Hydropower;

7.4.1.6 Geothermal Energy;

7.4.1.7 Energy Storage;

7.4.1.8 Ocean Energy;

7.4.1.9 Electric Vehicle Charging Infrastructure; and

7.4.1.10 Fuel Cells.

The Department does not, through the Programme, seek to impose which Renewable Energy technology is to be implemented at each Project Facility. The Bidders will be able to propose these technologies, subject to the requirements in the RFP.

##### 7.4.2 **Energy Efficiency**

The Energy Efficiency Element of the Programme will enable the Department to procure energy savings through various technologies that seek to:

- 7.4.2.1 improve thermal performances of building envelope;
- 7.4.2.2 improve HVAC and refrigeration system performance;
- 7.4.2.3 reduce energy consumption to produce hot water;
- 7.4.2.4 improve lighting system efficiency;
- 7.4.2.5 improve pumps and motors efficiency;
- 7.4.2.6 reduce electricity consumption via monitoring and control systems;
- 7.4.2.7 improve efficiency of electric system;
- 7.4.2.8 improve performance of steam production and steam network;
- 7.4.2.9 improvement of general process equipment;
- 7.4.2.10 improvement of special process equipment;
- 7.4.2.11 improve energy efficiency through integrated design; and
- 7.4.2.12 utilisation of waste heat.

### 7.4.3 **Water Efficiency**

The Water Efficiency element of the Programme will enable the Department to procure water savings and Water Conservation through various technologies, such as:

- 7.4.3.1 Water Efficiency systems;
- 7.4.3.2 low-flow and water efficient dispenser;

- 7.4.3.3 leak detection;
- 7.4.3.4 heating and cooling;
- 7.4.3.5 food preparation;
- 7.4.3.6 water treatment;
- 7.4.3.7 water harvesting;
- 7.4.3.8 automatic control and sensor systems;
- 7.4.3.9 steam system retrofits;
- 7.4.3.10 landscaping;
- 7.4.3.11 irrigation; and
- 7.4.3.12 water efficient appliances.

#### 7.4.4 **Waste Management**

7.4.4.1 The alternative Waste Management element of the Programme will procure Waste Management services that provide alternative solutions to the Department's current waste management practices. The solutions must ensure diversion of waste from landfill and also make considerations for possible revenue generation opportunities through waste commercialisation. The solutions to be procured may include:

- 7.4.4.1.1 sorting of waste;
- 7.4.4.1.2 Recycling;
- 7.4.4.1.3 waste-to-energy;
- 7.4.4.1.4 anaerobic digestion;
- 7.4.4.1.5 composting/organic waste Recycling; and

7.4.4.1.6 advanced technologies (pyrolysis, gasification).

7.4.4.2 The basic principles of Waste Reduction and the Re-use of waste should in addition the abovementioned proposed solutions also be introduced. These principles have to be introduced through Waste Management training and awareness to change the attitude of the User Department staff and will assist in the minimising of waste volumes to be disposed of at landfills, thereby diverting waste from landfilling.

## 7.5 **Contracting Entity**

The Department will conclude the Project Agreements with the Private Parties, on behalf of the User Departments.

## 7.6 **Funding for the Projects**

7.6.1 It is anticipated that the Projects will be funded through a variety of instruments which will not be prescribed by the Department, but which may include debt, equity, as determined by the Private Party. The Department is also confident that there will be savings to the current spend on the Unitary Payment, which demonstrates that the Project is affordable. A Unitary Payment will be made by the Department for the delivery of services in relation to each Project.

7.6.2 The financial commitments in the Project Agreement will constitute future financial commitments made in terms of the PFMA and duly binding on the state.

7.6.3 It is the intention of the Department to have the budgets of the User Departments ring-fenced into a trading entity for the Programme, which budget will be utilised for purposes of making Unitary Payments to the Private Parties.

7.6.4 The Department anticipates that investment grade audits will be undertaken by Preferred Bidders prior to reaching the financial close phase of the different Projects.

## 7.6.5 **The Fund**

7.6.5.1 Internationally, funding challenges experienced on programmes of a similar nature have been due to factors such as, but not limited to:

7.6.5.1.1 the projects of the programmes having been small and fragmented in nature;

7.6.5.1.2 the high transaction costs associated with contracting and the development of such projects; and

7.6.5.1.3 a lack of understanding of the programme requirements by smaller enterprises and participants.

7.6.5.2 To overcome such challenges, a central funding structure that consolidates the multiplicity of potential funding requests has been used. It has been found that creating bespoke funds for programmes of a similar nature have supported the success of the programmes.

7.6.5.3 The Department is considering a similar approach for purposes of the Programme.

## 7.7 **General on the Structuring of the Programme**

7.7.1 Respondents are advised that the Private Party will not be entitled to encumber the Sites or any of the Departments' properties or assets to finance the Projects.

7.7.2 The anticipated primary revenue, which will accrue to the Private Parties, will be the Unitary Payment, which will be subject to penalty deductions in circumstances where the Private Party delivers services at a level lower than that contracted for in the Project Agreement. The Department will be entitled to levy penalties for, a specified level/frequency of unavailability or

performance failure and if not satisfactorily remedied, terminate the Project Agreement.

7.7.3 The financial commitments in the Project Agreement shall be denominated in Rand. The Private Party will be responsible for and take the risk of currency, interest rate, and other fluctuations and will to that extent make provision within its costs to the Department for any hedging arrangements which the Private Party may require in relation to its obligations under the Project Agreement.

7.7.4 The financial commitments in the Project Agreement will constitute future financial commitments made in terms of the PFMA and duly binding on the state.

7.7.5 Bidders will be consulted regarding the envisaged financing structure and related mechanisms in the course of developing the RFP, as part of the Optimisation Process.

## 7.8 **Key Role Players in the Programme**

The key role players in the Programme are the following:

7.8.1 the Department, as a custodian of Government's property management portfolio (land, property lease), is mandated to provide accommodation to Government departments, to manage and maintain these assets in compliance with the GIAMA principles and implement the Green Building Policy. The Department also acquires, operates and manages Government properties including office buildings, courts, police stations, prisons, parliamentary buildings and border posts. The Department, is the custodian of the Green Building Policy, which is built on principles to be applied in relation to, amongst others, buildings managed by the Department, which includes, *inter alia*, energy, water and waste management initiatives. The roles and responsibilities of the Department include, but are not limited to:

7.8.1.1 develop the Programme and Projects as part of implementing the Programme;

- 7.8.1.2 set out the core principles of institutionalising the Programme, including its design, procurement and implementation, which is to be compliant with applicable laws;
- 7.8.1.3 to coordinate the required inter-ministerial interaction and the exercise of the Minister's powers in terms of GIAMA, and those of the Minister of Finance and/or National Treasury to implement the Programme; and
- 7.8.1.4 use a trading entity to receive payment of and manage all ring-fenced funds relating to the functions of each of the participating User Departments pertaining to the Projects will be paid into, to facilitate the affordability of the Project.

7.8.2 the User Departments, who are the national or provincial departments, constitutional institutions or public entities that occupy or make use of the Project Facilities. The Programme will be rolled out by the Department, with the co-operation of the User Departments, who will participate in fostering the enabling environment required to implement the Programme, by committing to the funding mechanism that will be used to pay the Unitary Payments to the Private Party. The following User Departments have been identified as major stakeholders in the Programme by virtue of the number and/or sizes of the immovable assets that they occupy or make use of, in the custody of the Department:

- 7.8.2.1 the Department;
- 7.8.2.2 the Department of Correctional Services;
- 7.8.2.3 the South African National Defence Force;
- 7.8.2.4 the South African Police Services; and
- 7.8.2.5 the Department of Justice and Constitutional Development;



- 7.8.3 GTAC will, among other things:
- 7.8.3.1 assist with creating a pipeline of Projects which are sustainable, affordable and bankable;
  - 7.8.3.2 develop, procure and implement the Projects pursuant to the Programme as PPPs or otherwise as may be determined by the Department;
  - 7.8.3.3 assist in developing and designing institutional arrangements, systems and processes for the implementation of the Programme (including identification of relevant stakeholders, drafting and commenting on commercial agreements);
  - 7.8.3.4 assist with obtaining requisite regulatory approvals from relevant authorities for the Programme; and
  - 7.8.3.5 assist with the procurement of Projects.
  - 7.8.3.6 oversee the planning and implementation of the Programme; and
  - 7.8.3.7 provide project management services to the Department, including the preparation of the procurement documents, Project Agreements and conducting the negotiation process.

7.8.4 National Treasury:

- 7.8.4.1 is responsible for the issuance of the National Treasury approvals required in terms of Treasury Regulation 16;
- 7.8.4.2 will assist with arrangements to enable the ring-fencing of the funds appropriated in relation to the User Department utilities that will be part of the Programme;
- 7.8.4.3 will assist with payment of the funds appropriated in

relation to the User Department utility budgets into a trading entity ; and

7.8.4.4 will recognise a bespoke procurement regime or attributes necessary to implement the Projects to apply as between the User Department and the Departments; and

7.8.4.5 will issue instruction notes, regulations or other appropriate instruments as may be required to enable the Programme, where required as part of the formalisation of institutional arrangements and/or procurement process;

7.8.5 Minister of Finance in respect of:

7.8.5.1 the granting of regulatory approvals, including those required in terms of section 66 and 70 of the PFMA in respect of the Programme;

7.8.5.2 exemptions or deviations required in terms of the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000) and the Preferential Procurement Regulation, 2017, if any;

7.8.6 Minister of the **dtic** in respect of exemptions or deviations, in terms of the B-BBEE Act, if any in order to enable the structuring of Economic Development in the Programme;

7.8.7 exemptions and/or consultation with the **dtic** in terms of Local Content; and

7.8.8 Department of Environmental Affairs, in respect of various Consents and regulatory approvals required in terms of environmental legislation.

7.9 Detailed information on the Programme is annexed to this RFI as Annexure A (*Programme Information*).

## 8. INFORMATION REQUESTED

8.1 This RFI is structured to solicit Responses in the following four (4) response areas:

8.1.1 Legal;

8.1.2 Finance;

8.1.3 Technical; and

8.1.4 Economic Development.

8.2 The information sought by the GTAC is listed in Annexure B (*RFI Questionnaire*) to this RFI. Respondents are requested to submit their Responses through the completion of Annexure C (*Response Forms*).

8.3 The sections below contain an overview of information that the GTAC requires from Respondents in respect of the four (4) areas listed above.

#### 8.4 **Legal**

8.4.1 The legal information requested is contained in Annexure B1 (*Legal RFI Questionnaire*). Respondents are requested to respond to the RFI and submit Annexure C (*Response Forms*), together with all required the information and documents.

8.4.2 The information requested includes:

8.4.2.1 the details of the Respondent and potential members of the Respondents; and

8.4.2.2 information which would inform the structuring of the Programme, including factors which would impact the bankability and assumption of risk under the Projects.

#### 8.5 **Finance**

8.5.1 The finance information requested is contained in Annexure B2 (*Finance RFI Questionnaire*). Respondents are requested to respond to the RFI and submit Annexure C (*Response Forms*), together with all required the information and documents.

8.5.2 From a finance and financing perspective, the RFI seeks to enable the Department to understand the financing needs of parties who would be interested in participating in the Programme. The RFI is also intended to enable the Department receive inputs from interested parties, which inputs may be used to support the design of the RFP requirements.

## 8.6 **Technical**

8.6.1 The technical information requested is contained in Annexure B3 (*Technical RFI Questionnaire*). Respondents are requested to respond to the RFI and submit Annexure C (*Response Forms*), together with all required the information and documents.

8.6.2 From a technical perspective, the RFI seeks to understand the capabilities and experience of the respondents in regard to the built environment and implementation of projects in the areas of Renewable Energy, Energy Efficiency, Water Efficiency, Waste Management and the Internet of Things or Building Management Systems as well and information which Respondents would like to bring to the attention of the Department.

## 8.7 **Economic Development**

8.7.1 The Economic Development information requested is contained in Annexure B4 (*Economic Development RFI Questionnaire*). Respondents are requested to respond to the RFI and submit Annexure C (*Response Forms*), together with all required the information and documents.

8.7.2 Respondents are requested to provide:

8.7.2.1 an indication of their B-BBEE Status Level and the codes and/or B-BBEE measurement principles applicable to their organisation; and

8.7.2.2 information on skills gaps that need to be addressed prior to and during the Programme and Skills Development solutions or strategies in the market;

8.7.2.3 any information which would inform the structuring of the Economic Development requirements of the Programme; and

8.7.2.4 Respondents who are local manufacturers are requested to indicate whether they manufacture or produce any of the components or equipment envisaged to be part of the Programme and their capacity to participate in the Programme.

## 9. PROPOSED RFI TIMELINES

The RFI is to be undertaken in line with the following timelines:

No.	Milestone	Anticipated Date
1.	Issuance of RFI	20 September 2021
2.	Last date for Respondents to submit written questions in terms of section 12.2 ( <i>Respondent Request for and Clarification</i> ) of this RFI	13 October 2021
3.	Submission Date for electronic versions of Responses	20 October 2021
4.	Issuance of RFP	17 January 2022

## 10. FORMAT AND SUBMISSION OF RESPONSES

### 10.1 Format of Responses

10.1.1 The Respondent is requested to complete the Response Forms (in Annexure C (*Response Forms*)) and provide all the information requested in this RFI as detailed in Annexure B (*RFI Questionnaire*).

10.1.2 The Respondent is requested to have a detailed index corresponding with Annexure B (*RFI Questionnaire*) and Annexure C (*Response Forms*).

### 10.2 Submission of Responses

10.2.1 To facilitate the preparation of the Response, the Department has created the following three (3) websites—

1. ([www.irerep.co.za](http://www.irerep.co.za))
2. <https://www.etenders.gov.za>
3. <https://www.gtac.gov.za>.

where interested parties may download the RFI (and related documents) and obtain information pertaining to the Programme.

10.2.2 Responses may be submitted as follows:

10.2.2.1 Response documents must be submitted on or before the **20<sup>th</sup> October 2021** and submitted electronically to **BOTH** of the following websites—

- [RFP@gtac.gov.za](mailto:RFP@gtac.gov.za); and
- [tenders@irerep.co.za](mailto:tenders@irerep.co.za)

10.2.3 All costs incurred by a Respondent in connection with this RFI and the preparation of its Responses shall be borne by the Respondent.

10.2.4 Responses must be in:

10.2.4.1 in Microsoft Excel format, version 2007 or later, save where the document cannot be accessed by Microsoft Excel, in which event the document must be provided in a PDF format, or in Microsoft Word format, version 2007 or later; and

10.2.4.2 properly indexed, readable and capable of being opened.

### 10.3 **Language of the Response**

10.3.1 The Response and all documents forming part of it shall be in English.

- 10.3.2 All correspondence and any other documentation and oral communication exchanged between the Respondent and the Department shall be in English.

## 11. CONTACT WITH THE PROJECT OFFICER

- 11.1 All queries and requests for clarification in respect of this RFI must be addressed to the Project Officer and emailed to—
- 11.1.1 [RFP@gtac.gov.za](mailto:RFP@gtac.gov.za); and
- 11.1.2 [tenders@irerep.co.za](mailto:tenders@irerep.co.za)
- 11.2 The Respondent must give the name and contact details of the person whom it appoints to undertake all contact with the Project Officer in its Response.
- 11.3 After the submission of its Response, the Respondent may only communicate with the GTAC through such person and the GTAC shall be entitled, at its sole discretion, to disregard any communication from the Respondent, that does not come from such contact person, and that is not delivered to the Project Officer in accordance with the terms of this RFI. Once the Respondent has been issued with a unique identification number for the Programme this is to be used in all communications with the Department.

## 12. CLARIFICATIONS<sup>3</sup>

### 12.1 Department Request for Clarification

- 12.1.1 The GTAC reserves the right to seek additional information from the Respondent regarding its Response, as it may, in its sole discretion, determine, whether such information has been requested under this RFI or otherwise. The GTAC also reserves the right to request the Respondent to make oral presentations for clarification purposes or to present supplementary information, in respect of its Response if so required by the GTAC.

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<sup>3</sup> **Drafting Note:** To be augmented as appropriate.

12.1.2 The Respondent may, following the submission of a Response, be requested to engage with the GTAC and or other relevant Government stakeholders, to discuss matters relevant to planning for the Programme.

12.1.3 The GTAC reserves the right not to share any of its clarification questions issued to one or more Respondent, or any responses received in terms thereof with Respondents.

## 12.2 Respondent Request for Clarification

12.2.1 Respondents may request clarification from the GTAC on any item contained in this RFI by no later than 7 (seven) days (i.e., 13<sup>th</sup> October 2021) before the Submission Date.

12.2.2 All queries and requests for clarification in respect of this RFI must be addressed and delivered to the Project Officer at the following websites - [RFP@gtac.gov.za](mailto:RFP@gtac.gov.za); and [tenders@irerep.co.za](mailto:tenders@irerep.co.za)

12.2.3 The GTAC will endeavour in good faith to respond to all reasonable written queries and requests for clarification raised by the Respondent.

12.2.4 The GTAC reserves the right not to share any clarification question it receives from a Respondent, or any responses it issues in terms thereof.