

TRANSNET



TRANSNET NATIONAL PORTS AUTHORITY (TNPA)

PORT OF NGQURA

Liquid Bulk -RFP- Non-Compulsory Briefing Session

Date: 9 July 2025

Time: 10:00 AM

Proposed Programme



Time	Duration	Proceeding	Person Responsible	Venue
10:00 – 10:10	10min	Safety Briefing Video		Ground Floor Emendi Boardroom TNPA
10:10 – 10:20	10min	Welcome & Introductions	Mr. Xola Mkontwana– Regional Strategy Specialist - Central Region * Briefing Session Programme Director	
10:20 – 10:30	10min	Opening Remarks	Mr. David Goliath- Acting Port Manager (Port of Ngqura)	
10:30 – 10:40	10min	RFP Amendments	Mr. Mfundo Piti- Executive Manager New Business Development	
10:40 – 11:10	30min	Presentation	Mr. Siyabulela Hermanus– Concession Project Manager Ms. Kwanele Mtembu– Regional Procurement Manager Mr. Alpheus Lekganyane – Supplier Development Manager	
11:10 – 11:40	30min	Question & Answer Session	Prospective Bidders and Panel members	
11:40 – 11:50	10min	Closing Remarks	Ms. Siziwe Batyi- Specialist in the ME's Office- Central Region	
11:50 – 12:00	10min	Departure for Project site visit from Emendi Building	All	
11:50 – 12:20	30min	Project Sites (Berth & Tank Farm)	All	Project Site Visit
12:20 – 12:30	10min	Departure from Project Site	All	

RFP Major Amendments



Clause	Previous version	Revision
9.1	<p>Tenure</p> <p>The Concession to be granted to the Terminal Operator shall be for a 25 (twenty-five)-year operating period only excluding development period and no request for the extension of this period will be entertained and or considered in any Bidder's Bid Response and or during the negotiation of the Terminal Operator Agreement</p>	<p>Tenure</p> <p>The Concession to be granted to the Terminal Operator shall be for an initial operating period of 25 (twenty-five) years with a non-automatic option to renew up to a maximum period of 25 years as may be negotiated and agreed to between the Preferred Bidder and the TNPA. The Terminal Operator shall be obliged to give written notice by no later than the 20th year of the initial operating period of the Terminal Operator</p>



RFP Major Amendments

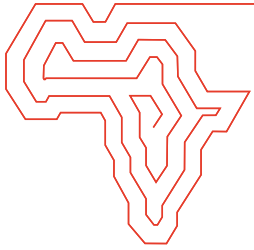
Clause	Previous version	Revision
9.2	New Clause Added	Tenure Bidders will be required to ensure its Business Case and Financial Model is premised on an initial operating period of 25 (Twenty – Five Years) and any proposals in respect of a longer tenure for the renewal of the concession must be comprehensively motivated, but will not be evaluated and or scored in the evaluation of Bids.

RFP Major Amendments

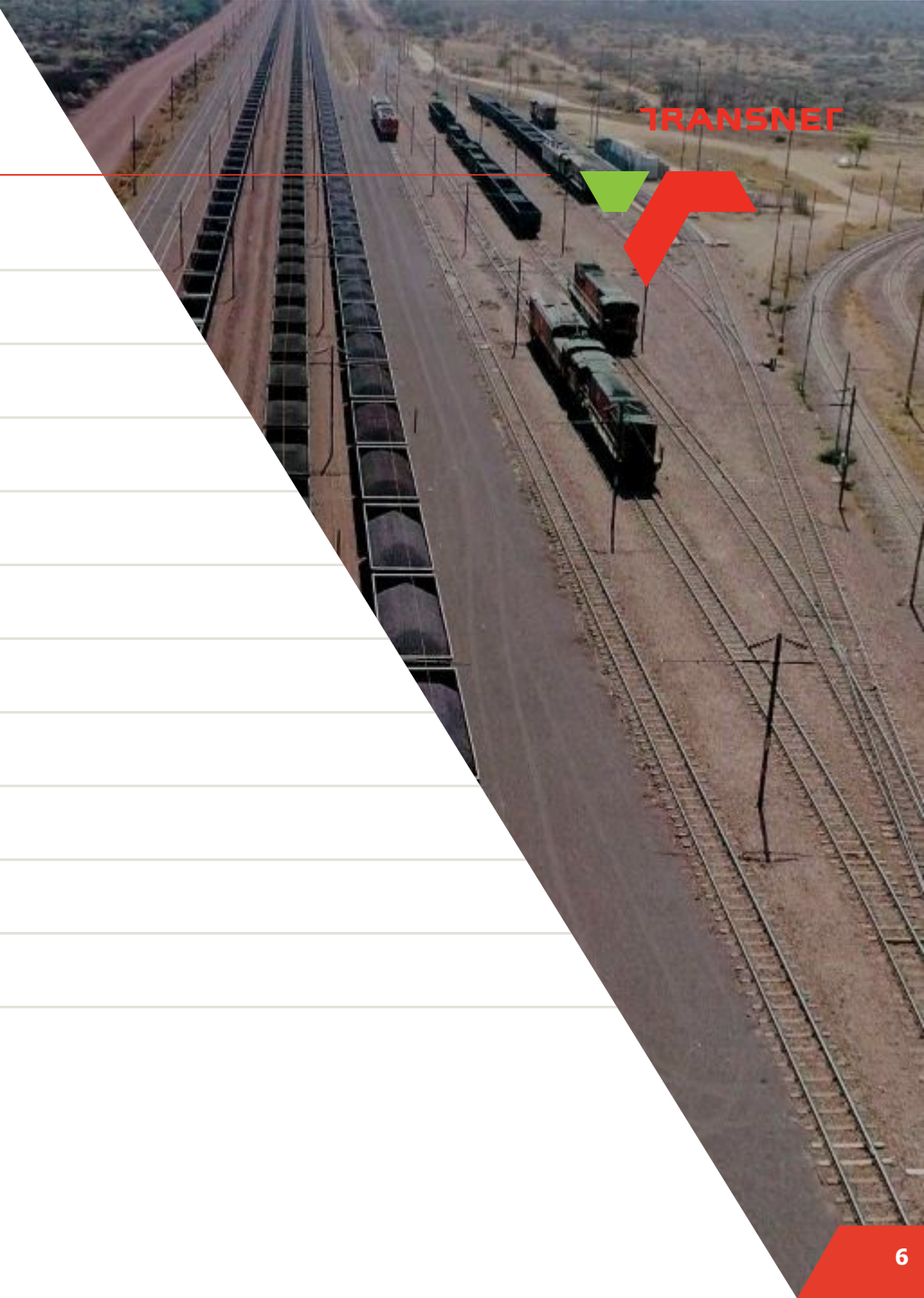


Clause	Previous version	Revision
65.1.5	<p>Land Size Offer</p> <p>The total available footprint as per the Site Map (Annexure B) is 20.552 Ha (Hectares). However, the terminal design must indicate the Bidders' proposed footprint (land) required for developing a Liquid Bulk Storage Handling Terminal in line with their business case. The highest ranked bidder will be determined in terms of the price formula based on the Land (square meters) multiplied by the Concession Fee Offer (rate per square meter per month) resulting in the highest potential revenue to be earned by TNPA based on the following formula</p>	<p>Land Size Offer</p> <p>The land offer for Liquid Bulk handling terminal is 10 hectares to ensure project viability. This is also informed by the current capacity at the Port of PE Tank Farm.</p>
Due Date Q&A	05 September 2025	06 October 2025
Bid Submission Closing Date	19 September 2025	20 October 2025

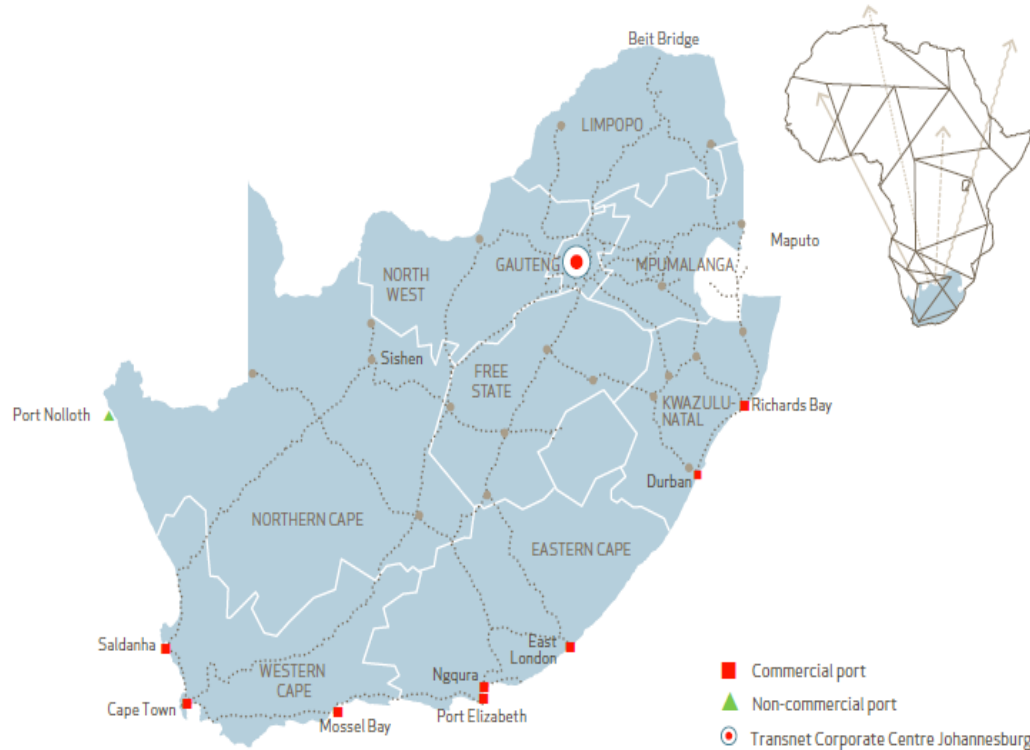
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TNPA Overview



The TNPA occupies a strategic position in the country's transport logistics chain, managing South Africa's eight commercial seaports, namely Cape Town, Durban, East London, Mossel Bay, Ngqura, Port Elizabeth, Richards Bay, and Saldanha Bay.

- The ports under the control of the National Ports Authority span the South African coastline, which measures approximately 2 800 km.
- The National Ports Authority's asset base consists of port land, basic port infrastructure, and marine fleet at the eight commercial ports.
- The TNPA manages port land of approximately 43,4 million m² and about 750 leases across the port system.

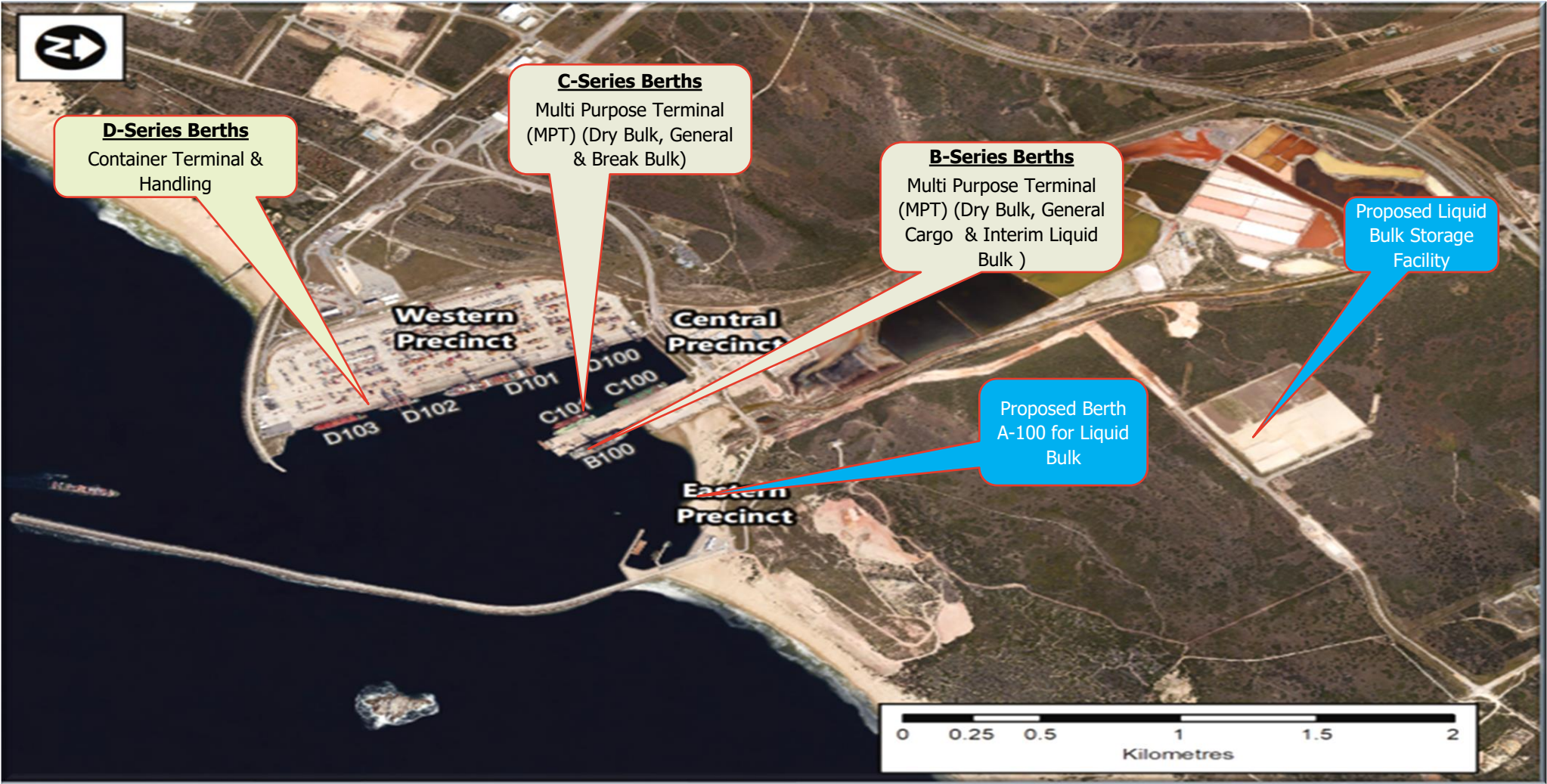


Transnet National Ports Authority (National Ports Authority or TNPA), an Operating Division of Transnet SOC Ltd, was established through the National Ports Act, No 12 of 2005 (the Ports Act) to be a landlord port responsible for the safe, efficient, and economic functioning of the national ports system which it manages, controls and administers on behalf of the State.

Section 11 of the National Ports Act prescribes the core functions of the National Ports Authority as follows:

- **To plan, provide, maintain, and improve port infrastructure;**
- To promote the use, improvement, and development of ports and control land use within the ports, having the power to lease port land under conditions that it determines;
- To promote greater representation, in particular, to increase participation in port operations of historically disadvantaged people;
- To provide or arrange marine-related services, i.e., pilotage services, tug assistance, berthing services, dredging, and hydrographic services;
- **To ensure that adequate, affordable, and efficient port services and facilities** are provided, including regulatory oversight of all port activities;
- To provide aids to assist the navigation of vessels within port limits and along the coast.

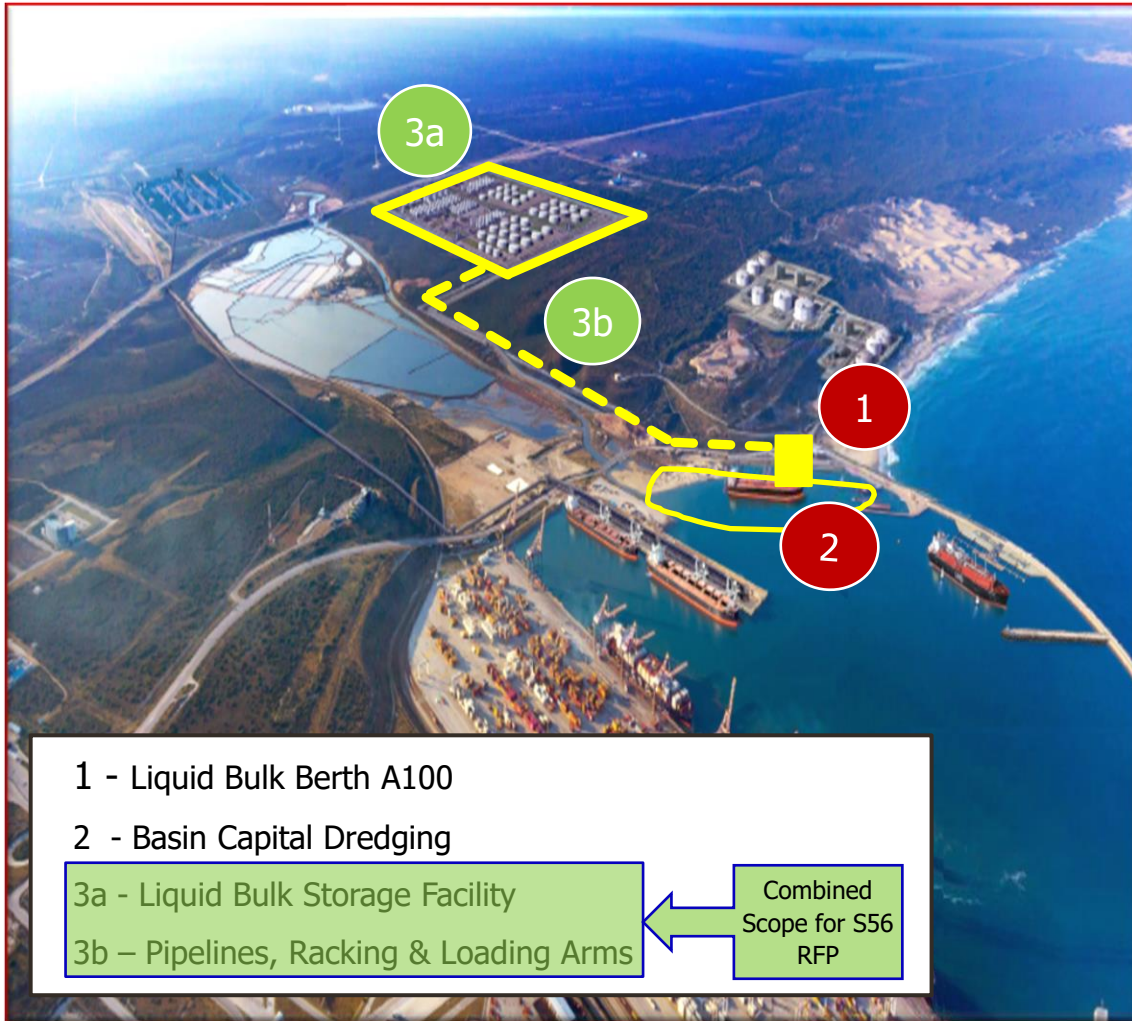
Port of Ngqura - Precincts



Port of Ngqura - Liquid Bulk Overview



PORTFOLIO OF PROJECTS AT PORT OF NGQURA



LIQUID BULK PROGRAM IMPLEMENTATION STRATEGY



BERTH A100 & BASIN CAPITAL DREDGING

Construction of berth and other infrastructure for the safe mooring and handling of liquid bulk tankers

To be funded, designed and constructed by TNPA



TANK FARM FACILITY, PIPELINES, RACKING & LOADING ARMS

Landside storage facility with infrastructure to convey products from and to the berth for - Black Fuels, White Fuels, Green Fuels & LPG

To be funded, designed and constructed by Section 56 private sector concessionaire

Operation & Maintenance by Sec 56 Tank Farm Concessionaire

Issuance of the RFP & Section 56 Concession



- TNPA issued a Request for Proposal (RFP) to the market for the appointment of a terminal operator to design, finance, develop, construct, operate, maintain, and transfer a Liquid Bulk Terminal for a twenty-five (25) year concession period in accordance with section 56 (1) and (5) of the National Ports Act No.12 of 2005 ("the Act").
- Section 56 (1) of the Act permits TNPA to enter into an agreement with any person in terms of which that person, for the period and in accordance with the terms and conditions determined by TNPA, is authorized to:
 - design, develop, fund, construct, operate, maintain, and transfer a port terminal or port facility, or provide services relating thereto;



Salient Feature of the Site

1. The proposed Project Site has no permanent top structures (Greenfields).
2. The Project Site will include a pipeline servitude from the storage facility to the berth.
3. Bulk earthworks were already completed by a previous concessionaire with soil improvements performed to accommodate liquid bulk tanks.
4. The Project Site is fully services with municipal infrastructure:
 - ❖ Water supply reticulation;
 - ❖ Sewerage reticulation;
 - ❖ Access/road frontage on to the main entrance/exit road within Port Boundaries through the Coega SEZ Zone 7 via the N2 freeway;
 - ❖ Electrical supply (Low & Medium Voltage); and
 - ❖ Perimeter port land fencing with CCTV (Project Site not fenced).



Project Overview

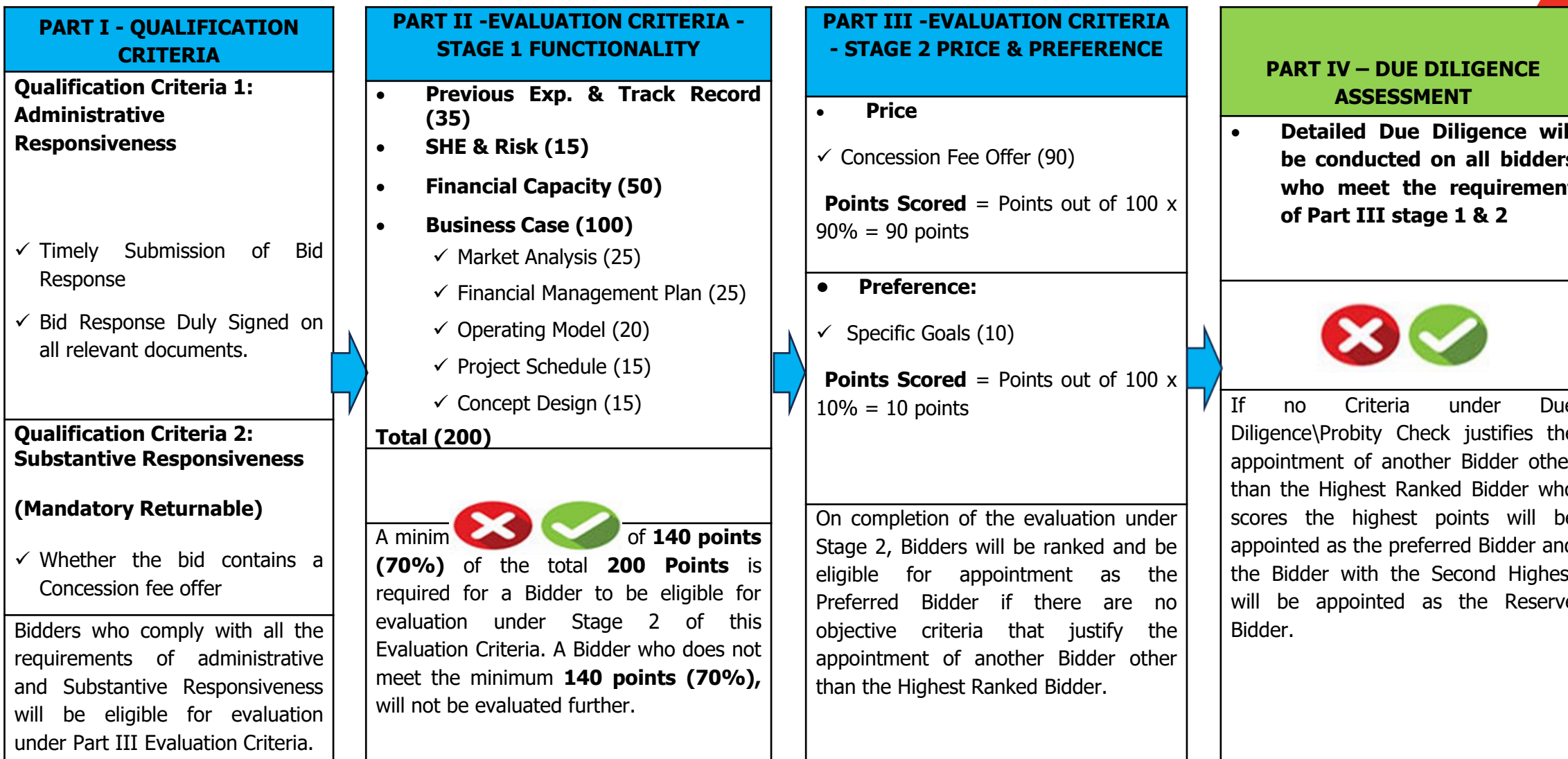
- The Terminal Operator will be responsible for the operation and maintenance of the Terminal infrastructure, or any fixed improvements to the Project Site, which shall include but not be limited to, sheds, offices, ablutions, canteens, fencing, security systems, Terminal paving, bulk services, communication systems, lighting, substations, and general machinery, plant and equipment, as may be required to operate the Terminal.
- **A draft Terminal Operator Agreement (TOA) is attached as Annexure M of the RFP to expedite the negotiations between TNPA and the Preferred Bidder. TNPA is no way bound by the terms of the draft Terminal Operator Agreement.**

Salient Points of the RFP



- All infrastructure required for the project must be designed to enable the realization of a minimum annual throughput of 1 (one) million kilolitre per annum and scaling up to achieve the new Berth capacity is limited to a maximum of throughput of 3 (three) million kilolitres per annum.
- The Terminal Operator (TO) will be responsible for negotiating and concluding any associated services/ inter connection points within port boundaries for other 3rd parties/stakeholders.
- An Environmental authorization (EA) is in place and valid for this [proposed new liquid bulk storage facility with associated services.
- The Preferred Bidder will be responsible for an EIA to allow for the handling of Green Fuels (Ammonia, Hydrogen, Biofuels or any other fuels) should there be any interest for these commodities.
- The Terminal Operator shall, for the avoidance of doubt be granted the right to operate and maintain the Terminal, the envisaged Berth A100 and carry all risks relating thereto as provided for in the Terminal Operator Agreement.
- The successful bidder shall conclude off take agreements to make the Terminal commercially viable.
- The successful Bidder will be responsible for obtaining all necessary approvals and licenses (i.e NERSA) to ensure full compliance with relevant regulations.

Qualification and Evaluation Criteria



Enterprise and Supplier Development (SCM/ESD HQ)

Specific Goals (90/10) System



Transnet Preferential Procurement Policy (TPPP):

❑ The following preference points were allocated to selected specific goals in accordance with provision 5.7.14 of the TPPP policy:

SPECIFIC GOALS	NUMBER OF POINTS (90/10 SYSTEM)
B-BBEE Status Level of Contributor 1 or 2	2.00
The promotion of supplier development through subcontracting for a minimum of 30% of the value of a contract to/with EMEs and /or QSEs 51% owned by black people, youth, women (30% owned) or disabled people owned.	8.00
Non-compliant and/or B-BBEE Level 3-8 contributors	0.00

Enterprise and Supplier Development (SCM/ESD HQ)

Specific Goals (90/10) System

TRANSNET



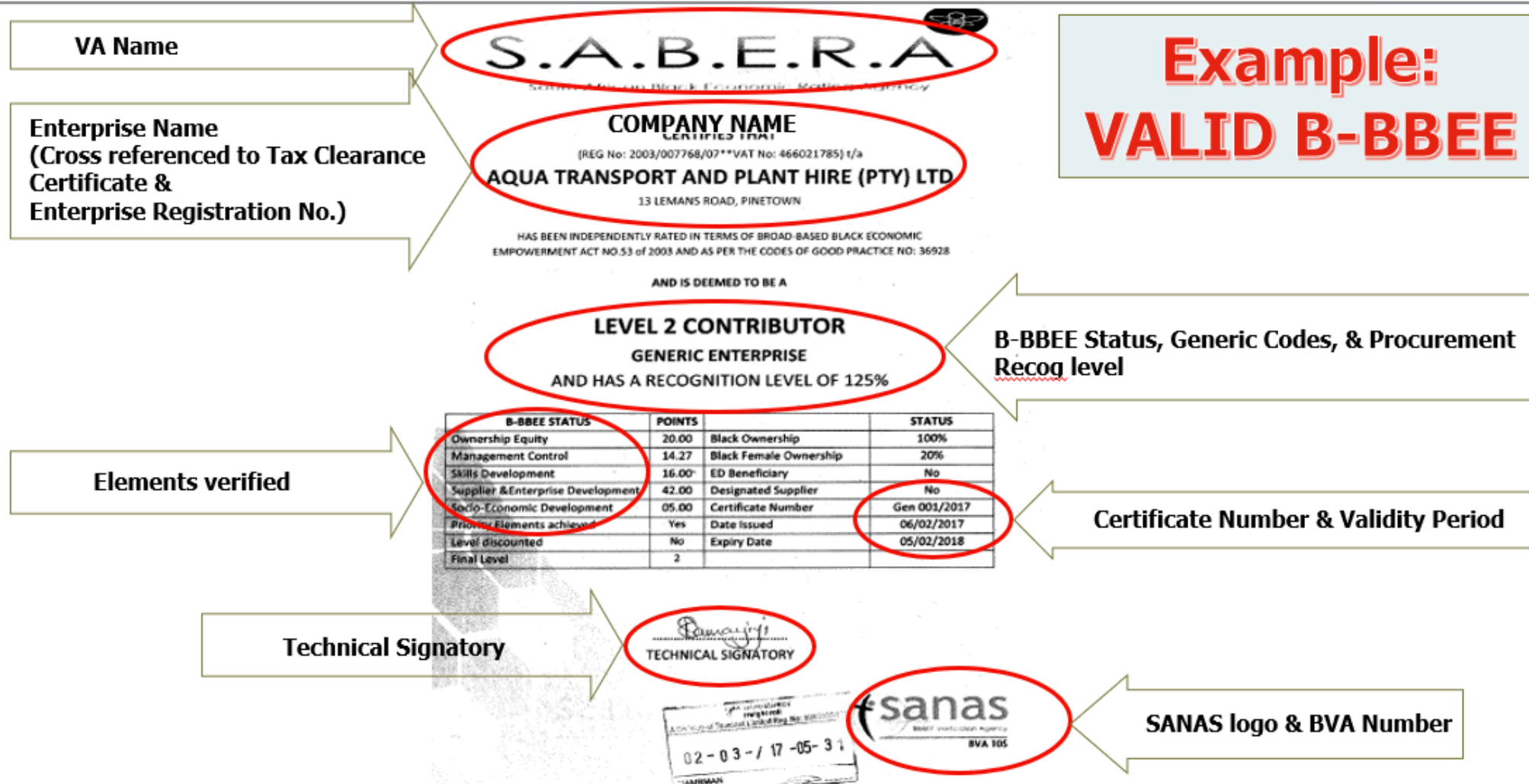
Transnet Preferential Procurement Policy (TPPP):

❑ Specific Goals Evidence:

SPECIFIC GOAL	EVIDENCE
B-BBEE Status Level of Contributor 1 or 2	B-BBEE Certificate / Sworn- Affidavit / B-BBEE CIPC Certificate (in case of JV, a consolidated scorecard will be accepted) as per DTIC guideline
<p>The promotion of supplier development through subcontracting for a minimum of 30% of the value of a contract to/with EMEs and /or QSEs 51% owned by black people, youth, women (30% owned), or disabled people owned.</p> <p>For works/projects/activities/services to be undertaken during the developmental and operational phases throughout the concession period.</p>	<ol style="list-style-type: none">1. Sub-contracting agreements and Declaration / Joint Venture Agreement2. CIPC – B-BBEE Certificate / Sworn- Affidavit / B-BBEE CIPC Certificate as per DTIC guideline

KEY POINTERS DETERMINING VALIDITY OF B-BBEE CERTIFICATE

Valid B-BBEE Certificate



KEY POINTERS DETERMINING VALIDITY OF SWORN AFFIDAVIT



**Example:
VALID
SWORN
AFFIDAVIT**

Name of deponent & ID Number

Indicate designation

Enterprise details

Indicate BO & BWO
Tick or underlined Mngt Acc or AFS

Financial Year (dd/mm/yyyy)

B-BBEE Status Level based
on Black Ownership

Commissioner of Oath
signature and date

Deponent signature and date

Commissioner of Oath Certification Stamp

SWORN AFFIDAVIT FOR EXEMPTED MICRO ENTERPRISE

I, the undersigned,

Full name & Surname: SUNDHRAN NAIDOO
Identity number: 7400165131089

Hereby declare under oath as follows:

- The contents of this statement are to the best of my knowledge a true reflection of the facts.
- I am a member / director / owner of the following enterprise and am duly authorised to act on its behalf.

Enterprise Name: ID S W PLANT AND CIVILS CC
Trading Name: SK PLANT AND CONSTRUCTION
Registration Number: 2006/037556/23
Enterprise Address: 32 PARAGON PLACE
INDUSTRIAL PARK
PHOENIX
1995

- I hereby declare under oath that:
 - The enterprise is 100 % black owned
 - The enterprise is 0 % black woman owned;
 - Based on the management accounts and other information available on the 2016 financial year, the income did not exceed R10,000,000.00 (ten million rand);
 - Please confirm on the table below the B-BBEE level contributor, by ticking the applicable box.

100% black owned	Level One (135% B-BBEE procurement recognition)	<input checked="" type="checkbox"/>
More than 51% black owned	Level Two (125% B-BBEE procurement recognition)	<input type="checkbox"/>
Less than 51% black owned	Level Four (100% B-BBEE procurement recognition)	<input type="checkbox"/>

- The entity is an empowering supplier in terms of the dti Codes of Good Practice.
- I know and understand the contents of this affidavit and I have no objection to take the prescribed oath and consider the oath binding on my conscience and on the owners of the enterprise which I represent in this matter.
- The sworn affidavit will be valid for a period of 12 months from the date signed by commissioner.

Deponent Signature: [Signature]
Date: 16 AUGUST 2016

Commissioner of Oath Signature & Stamp: [Signature]
KOPIN AFRICAN POLICE SERVICE
COMMUNITY SERVICE CENTRE

KEY POINTERS DETERMINING VALIDITY OF CIPC AFFIDAVIT




dtic logo

Bar code with tracking number


Certificate number

% of BO, BWO & TWO

Date of issue & expiry date



the dti
Department:
Trade and Industry
REPUBLIC OF SOUTH AFRICA




CIPC logo
Companies and Intellectual
Property Commission
a member of the dti group


**B-BBEE CERTIFICATE
FOR
EXEMPTED MICRO ENTERPRISES**

Issued by the Companies & Intellectual Property Commission (CIPC) on behalf of the Department of Trade and Industry. Based on the Financial Statements/Management Accounts and other information available on the latest financial year-end, the annual Total Revenue was R10,000,000.00 (Ten Million Rands) or less.

This Certificate serves as an Affidavit in terms of Code Series 000, Section 4.5 of the Amended Codes 2013.



Tracking Number: 9367024326



Enterprise Number: K2017267673

B-BBEE LEVEL 1 CONTRIBUTOR: 135% PROCUREMENT RECOGNITION

B-BBEE INFORMATION	
Certificate Number	9367024326
Total Number of Shareholders	ONE (1) SHAREHOLDER(S)
Number of Black Shareholders	ONE (1) BLACK SHAREHOLDER(S)
Number of White Shareholders	ZERO (0) WHITE SHAREHOLDER(S)
Black Ownership Percentage	100% BLACK OWNERSHIP
Black Female Percentage	100% BLACK FEMALE OWNERSHIP
White Ownership Percentage	0% WHITE OWNERSHIP
B-BBEE Status	B-BBEE LEVEL 1 CONTRIBUTOR: 135% PROCUREMENT RECOGNITION
Date of issue	01-June-2022
Expiry Date	31-May-2023

• Unemployed black people not attending and not required by law to attend an educational institution and not awaiting admission to an educational institution: 0%
 • Black people who are youth as defined in the National Youth Commission Act of 1996: 100%
 • Black people who are persons with disabilities as defined in the Code of Good Practice on employment of people with disabilities issued under the Employment Equity Act: 0%
 • Black people living in rural and under developed areas: 0%
 • Black military veterans who qualify to be called a military veteran in terms of the Military Veterans Act 18 of 2011: 0%

ENTERPRISE INFORMATION	
Registration number	2017 / 267673 / 07
Enterprise Name	JOEL MARK (PTY) LTD
Registration Date	19-June-2017
Enterprise Type	Private Company
Enterprise Status	In Business

Physical Address:
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Doorex: 256
 Web: www.cipc.co.za
 Contact Centre: 086 100 2472(CIPC)
 Contact Centre (International): +27 12 394 9500

**Example:
VALID CIPC B-BBEE**

Bar code with enterprise number

CIPC Watermark

B-BBEE Status & Proc Recog Level

Reg. Number & Enterprise Name



Submission of Bid Responses

- Bid Responses in relation to the Bid Submission Date are to be submitted by no later than **16h00** Central African Time on **20 October 2025**.
- All Bid Responses and documents contained therein must be:
 - in a PDF format.
 - Properly indexed, readable, and capable of being electronically accessed.
- Transnet has implemented a new electronic tender submission system, the e-Tender Submission Portal, in line with the overall Transnet digitalization strategy where suppliers can view advertised tenders, register their information, log their intent to respond to bids and upload their bid proposals/responses on to the system.
- Bidders are advised to ensure that electronic bid submissions are done at least a day before the closing date to prevent issues that they may encounter due to their internet speed, bandwidth, or the size of the number of uploads they are submitting. Transnet will not be held liable for any challenges experienced by bidders as a result of the technical challenges. Please do not wait for the last hour to submit. A Bidder can upload 30 MB per upload and multiple uploads are permitted.



Submission of Bid Responses

- The Transnet e-Tender Submission Portal can be accessed as follows:
 - Log on to the Transnet e-Tenders management platform website/ Portal (transnetetenders.azurewebsites.net);
 - Please use Google Chrome to access the Transnet link/site);
 - Click on “ADVERTISED TENDERS” to view advertised tenders;
 - Click on “SIGN IN/REGISTER – for a bidder to register their information (must fill in all mandatory information);
 - Click on “SIGN IN/REGISTER” - to sign in if already registered;
 - Toggle (click to switch) the “Log an Intent” button to submit a bid;
 - Submit bid documents by uploading them into the system against each tender selected; and
 - No late submissions will be accepted.
 - The bidder guide can be found on the Transnet Portal transnetetenders.azurewebsites.net.

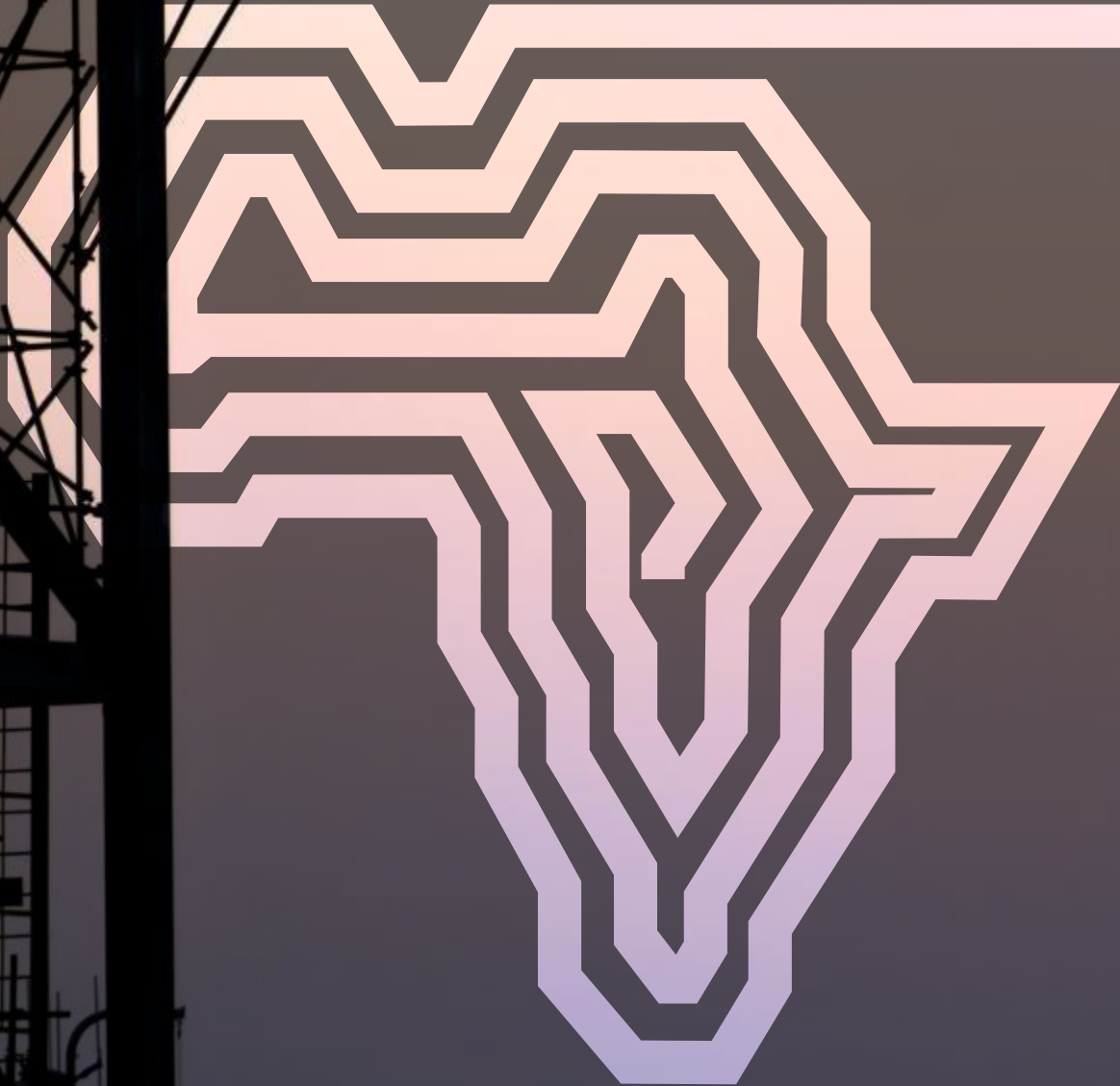
Important Items to Note

Action items	Timeline
Issue of the RFP	20 June 2025
Non-Compulsory Briefing Session in Port of Port Ngqura	9 July 2025
Deadline for all questions and requests for clarification	06 October 2025
Bid Submission Closing Date	20 October 2025
All queries and requests for clarification in respect of this RFP shall be requested by way of Annex V (RFP Clarification Request Form) of this RFP, addressed, in writing, to the Project Officer.	<p>The contact details of the Project Officer are the following:</p> <p>TNPA Project Manager: Port of Ngqura Email: ngquraliquidrfp@transnet.net</p>

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Thank you





ADDITIONAL INFORMATION

Liquid Bulk -RFP- Non-Compulsory Briefing Session

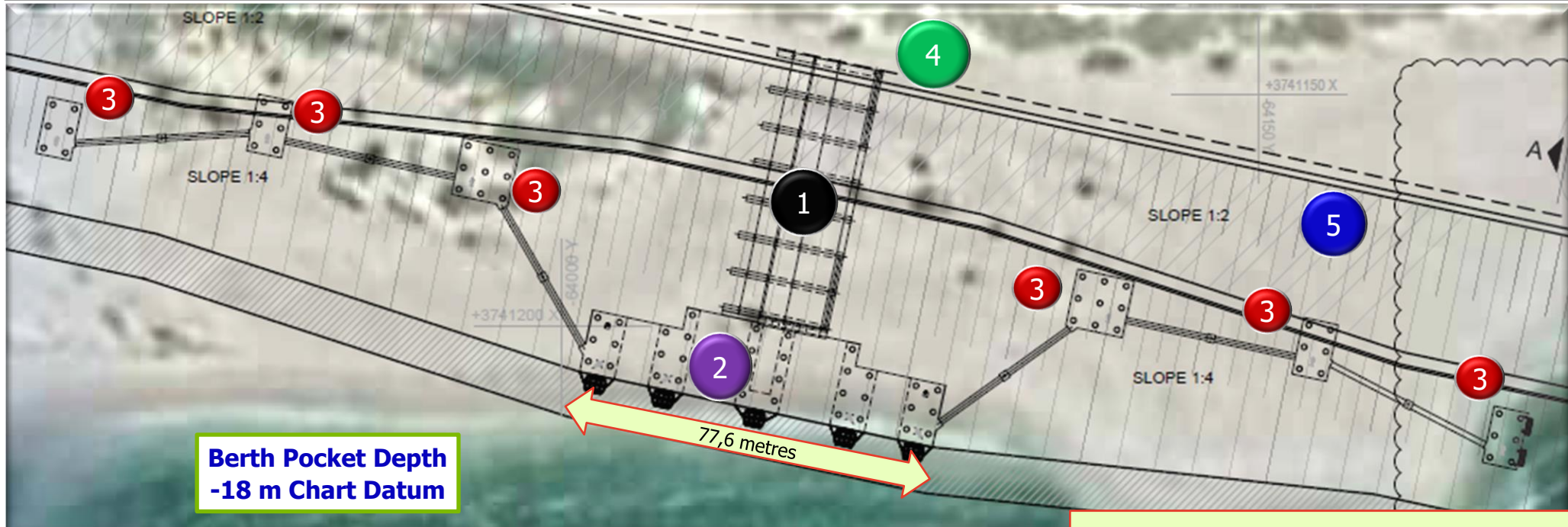
Date: 9 July 2025

Time: 10:00 AM

New Liquid Bulk Berth A100 Background



NEW LIQUID BULK BERTH A100 PROJECT



1. Piled access trestle structure with pump house (for firefighting)
2. Piled main mooring platform structure (with fire fighting towers)
3. Six (6) piled dolphin mooring structures
4. Control building & carpark
5. Revetment

Max Design Vessel Detail

Vessel type	Liquid product
Deadweight (t)	120,000
Displacement (t)	155,000
Length overall (m)	279
Length between perpendicular (m)	270
Breadth (m)	45.0
Depth (m)	24.0
Maximum draught (m)	16.5

Key Dates



PROCUREMENT & CONSTRUCTION PLANNED DATES

Key Milestone / Deliverables	Date
Issue RFP to market	Mid November 2025
RFP Close	Mid February 2026
Adjudication & Approvals	End June 2026
Contract Construction Award	July 2026
Construction Start	August 2026
Construction Completion (30-month construction duration)	November 2028



Approved Environmental Authorisations

- 3 environmental authorisations (EAs) in place as indicated within the RFP.
- Additionally a Provisional Atmospheric Air Emissions Licence is in place.
- Specifically to the Bulk Liquid Facility EA, Bidders are required to familiarise themselves as the EA has DFFE's authorised scope when considering their designs.
- Any changes to the approved scope will require an amendment with DFFE.
- TNPA understands the growing interest in sustainable energy solutions, eg, green fuels. Bidders are encouraged to pursue these opportunities. (Note that the existing EA may require an amendment or a new EA process, to accommodate this need).