

**REQUEST FOR PROPOSAL**  
**FOR**  
**THE PROVISION OF URBAN CLEANING AND MAINTENANCE SERVICES**  
**ON A FIXED-TERM CONTRACT**  
**TO THE**  
**TYGERVALLEY IMPROVEMENT DISTRICT (TVID) NPC**  
**JUNE 2026**



**NOTE TO ALL PROPOSERS**

---

**This document contains information that is owned by the TVID.**

**Unauthorised publications or distribution may result in loss or damage to the TVID.**

**No part of this document may be reproduced, stored in a retrieval system or transmitted in any form or by any means electronically, mechanical, photocopying, recording or otherwise without the express prior written consent of the TVID.**

## **INTRODUCTION**

The Tygervalley Improvement District (TVID) was formally established in 2016 providing supplementary and enhanced public safety, urban maintenance, and urban cleaning services in close cooperation with the various City Departments as well as the South African Police Service (SAPS).

The TVID area supports a business mix including various retailers of which many represent the motor industry, food and fast-food retailers, extensive office buildings and a small shopping mall. The area is further defined by the Bellville Velodrome sport complex and a significant area of vacant undeveloped land adjacent to the Velodrome. After 10 years of operation of the TVID, the public environment is in a well-maintained state with few indications of urban degradation yet, it requires ongoing measures to ensure that the area remains maintained, clean, and safe. Social issues including vagrancy and associated anti-social behaviour continue to be noted by businesses in the area, especially in the vicinity of Edward Street, the Velodrome and along Carl Cronje Drive.

### **TVID Mission**

To lead the urban revitalisation of TVID by cultivating a safe, clean, and vibrant business district that inspires investment, drives economic and social development, fosters community pride, and enhances the overall user experience.

### **TVID Vision**

TVID is committed to reversing urban degeneration through proactive management of public safety, cleanliness, infrastructure maintenance, environmental initiatives, and social responsibility. By fostering strategic partnerships and ensuring effective governance, we aim to create a secure, attractive, and well-maintained environment that supports sustainable business growth and enhances community well-being.

### **TVID Goals**

- Enhance Public Safety - Deploy visible, proactive patrols and collaborate with SAPS, City Law Enforcement, and private security providers.
- Maintain a Clean and Welcoming Environment - Address issues of maintenance and cleaning of streets, pavements and public spaces.
- Manage existing and new public infrastructure – Proactively manage existing and new public infrastructure through ongoing maintenance and operational oversight, enhancing accessibility and delivering long-term benefits for all users of the area.
- Stimulate Economic Growth - Attract and retain business investment through a well-managed and appealing district.
- Support and promote social responsibility - Support initiatives that uplift the vulnerable members of the community and encourage inclusive development.
- Ensure Sustainable Management - Maintain effective governance and operational excellence in all aspects of the management of the TVID area.

**TVID AREA OF RESPONSIBILITY**



 <p><b>CITY OF CAPE TOWN</b> ISIKHO SASAKA SIYALISA</p> <p><small>Building progress, creating hope.</small></p>	<p><b>THIS MAP WAS COMPILED BY:</b> <b>CORPORATE GIS</b> <i>Information &amp; Knowledge Management</i></p> <p>Contact Information: Tel: 021 214 27 211 Fax: 021 214 282 323 <a href="mailto:gis@capetown.gov.za">gis@capetown.gov.za</a> <a href="http://www.capetown.gov.za">www.capetown.gov.za</a></p> <p>Scale: 1:500 (April 2022)</p> <p><small>Notes: This information is provided for the convenience of the user and does not constitute a contract. The user is responsible for the accuracy of the information and for the use of the information. The City of Cape Town does not accept any liability for the use of the information.</small></p>	 <p>1:1 500</p> <p><small>Source: Municipal Property Services, City of Cape Town, 1:500 Scale. Mapfile: 1:500 using the Municipal Property Services.</small></p>	<p><b>TYGERVALLEY IMPROVEMENT DISTRICT</b></p>
--	--	---	--

## 1 SECTION 1: NOTES TO PROPOSERS

The Board of the Tygervalley Improvement District (TVID) invites suitably qualified and experienced service providers to submit proposals for the provision of urban cleaning and maintenance services to the TVID.

### 1.1 THE SITE AND APPLICATIONS

1.1.1. The address from where CID urban cleaning and maintenance services are required is:

1.1.1.1. Within the Boundary of the Tygervalley Improvement District.

1.1.2. The Proposers shall view the area and ensure they are thoroughly acquainted with all aspects that fall within the scope of providing urban cleaning and maintenance services to the TVID, including but not limited to the nature of the area and all general matters which may influence the Proposers.

1.1.3. The Proposers are also required to confirm if the TVID requested manpower and equipment is sufficient, inadequate or excessive. A motivation for additional manpower and/or equipment should be included if the current requirements are deemed inadequate. Costing for additional manpower and/or equipment should be included in the Proposal submitted as an additional annexure.

1.1.4. The Proposers are required to only provide proposals for the services as set out in Sections 5 of the Request for Proposal.

1.1.5. Section 5 covers the required urban cleaning and maintenance services for the TVID

1.1.6. No claims for any extras in connection with the location, conditions, or nature of the services, will be entertained for the duration of the contract.

### 1.2 SCOPE OF CONTRACT

1.2.1. The Proposal is for the provision of management services for a period of 59 months, commencing 1 August 2026 until 30 June 2031. The successful Proposer will be required to conduct handover from 30 July 2026 at no cost to the TVID.

1.2.2. This Proposal comprises the provision and maintenance of physical urban cleaning and maintenance services as defined under section 5 (five) hereof, including all aspects required for the effective urban maintenance of the TVID which shall be defined and signed by both parties.

### 1.3 PROPOSALS

1.3.1. All proposals must be submitted via email to [rfp@tvid.co.za](mailto:rfp@tvid.co.za) with the subject: "**Proposal for Management Services – TVID**", by no later than 16h00 on Thursday, 18 June 2026. Proposers are referred to the FORM FOR PROPOSERS, included in this document.

**1.3.2. The lowest, or any, or portion of any Proposal will not necessarily be accepted and the TVID does not bind itself to assign any reason for the rejection, or acceptance of a Proposal. Any addition, omission or condition added to the FORM FOR PROPOSERS could result in the Proposal being disqualified.**

1.3.3. All costs related to the submission of this proposal must be borne by the relevant applicants/companies/service providers and they shall have no claim for cost recovery to the Board or its representatives whatsoever.

1.3.4. The Proposal shall remain valid and open for acceptance for a period of sixty days (60) days from 18 June 2026.

**1.3.5. The TVID Board's decision on the appointment of the preferred management service provider will be final and no negotiations will be entered into.**

#### **1.4 CONTRACT PRICE ADJUSTMENT PROVISIONS**

1.4.1. The contract price, excluding VAT, will remain fixed and firm for the duration of 12 (twelve) months of the contract period.

1.4.2. The contract price shall be increased at the end of each 12 (Twelve) month period in line with the approved TVID budget. It must be noted that no increase beyond the City of Cape Town approved TVID budget for Administration and Management (and related line items) will be considered.

1.4.3. The current TVID Budget and Business Plan for 2026 to 2031 is available on the TVID website at [www.tvid.co.za/resources/documents](http://www.tvid.co.za/resources/documents)

#### **1.5 PROGRAMME**

1.5.1. The Proposers attention is drawn to the contract dates as contained herein.

## **2 SECTION 2: CONDITIONS OF CONTRACT**

### **2.1 STANDARD CONTRACT**

2.1.1. The standard Contract or Service Level Agreement of each Proposer shall be submitted together with the Proposal documents. Proposers are advised that standard clauses such as those disclaiming any and all liability, automatically renewing the contract for additional periods and building-in increases shall not be accepted.

2.1.2. A final contract will be negotiated in detail with the successful Proposer. The award of the whole or any part of the Proposal to any service provider shall be based on the successful completion of the principal contract prior to such award having any effect.

2.1.3. The contract for the provision of CID urban cleaning and maintenance services is for a period of 59 (Fifty-nine) months, commencing 1 August 2026 until 30 June 2031. However, a clause shall be drafted into the contract which gives the TVID Board the option to cancel the contract:

2.1.3.1. if the appointed service provider does not perform satisfactorily.

2.1.3.2. if the TVID is dissolved in accordance with Chapter 4 of the CID By-law of the City of Cape Town.

2.1.3.3. if the TVID Term and Business Plan is not renewed by the City of Cape Town should a renewal application be submitted during the contract period.

### **3 SECTION 3: SPECIAL CONDITIONS OF CONTRACT**

#### **3.1 REQUIREMENTS FOR PROPOSALS**

##### **GENERAL**

3.1.1. Proposers should note that prior to award of this contract, the TVID will require the Proposer to provide satisfactory assurances regarding availability and suitability of managerial and supervisory personnel and other resources, and methods of deployment, to demonstrate that the required level of service **and supervision** can be attained and maintained.

3.1.2. Submission of a Proposal shall be deemed to be the Proposers acknowledgement and acceptance of the detailed specification (Section 5) of the Proposal. Prior to formal award of this contract the successful Proposers will be required to provide proof of current and valid professional indemnity insurance.

3.1.3. Notwithstanding this being an invited request for Proposal, the formal employment of the successful Proposers will only be made where the Proposer has complied with the foregoing requirements.

**3.1.4. Service providers with proven City Improvement District urban cleaning and maintenance experience are preferred and Proposers should provide substantive proof thereof in their proposal.**

**3.1.5. Proposers must hold a Solid Waste Accreditation from the City of Cape Town.**

##### **CONDITIONS OF EMPLOYMENT**

3.1.6. Under no circumstances will the appointed contractor be entitled to sub-contract the awarded work or any portion thereof without the prior agreement in writing of the TVID Board who may refuse such agreement without the need to furnish any reason.

## **DOCUMENTATION**

- 3.1.7. Any special conditions of offer forming part of the Proposers Proposal submission, which are at variance with the provisions of the Request for Proposal, are superseded by such provisions.

## **INSURANCE**

- 3.1.8. The Proposers are required to maintain their own insurance in respect of Public Liability claims with a limit of indemnity of not less than R20 000 000 (Twenty Million Rand) for any one incident. The Proposers are required to maintain their own insurance in respect of Professional Indemnity claims with a limit of indemnity of not less than R20 000 000 (Twenty Million Rand) per event.
- 3.1.9. The Proposers are required to effect insurances in respect of the C.O.I.D. Act 1993 and Employer's Liability claims. Proof of such insurances will be required prior to your appointment in terms of this Proposal. The Proposers are reminded that they are responsible for insurance of their own equipment and vehicles etc.

## **FINANCIAL**

- 3.1.10. It is the Proposers responsibility to ensure that their statement of account is timeously submitted to the Financial Director for approval. A detailed Tax Invoice must substantiate each item on the statement of account. This documentation should reach the TVID by the 20th of each month. Payment will be in arrears and be paid by the last day of each month of service delivery.
- 3.1.11. The Proposers will be required to provide the necessary resources in order that their services are rendered in accordance with the terms of the Request for Proposal and any variations that may be agreed to by both parties at any time within the duration of the contract. No claims will be recognised for overtime working, disruption, out of sequence activities, or additional supervision and/or personnel unless same has been authorised by the TVID Board in writing prior to commencement of such activities.
- 3.1.12. High Standards of efficiency are the essence of this contract, and it is essential that the Proposers services be executed in the most efficient manner. The Proposers will be required to fully supervise their personnel and to be represented by senior management level employees (Contract Manager) at regular progress, coordination, and Board meetings as necessary. The Contract Manager must be available to the TVID Board at all reasonable times to address operational and management issues. The Contract Manager will report directly to the TVID Board.
- 3.1.13. The Proposers will be obliged to fully comply with the agreed Site Procedures on site and in each function to give effect to their obligations in terms of the service to be rendered.

## **STAFF FACILITIES**

- 3.1.14. The Proposers may be required to make suitable arrangements for staff members deployed to the site to have access to rest room and lunchroom facilities and any other such staff

amenities where the TVID do not have such facilities readily available. The need to provide such facilities should be established during the site survey as required in 1.1.2.

## **SAFETY**

3.1.15. It is the Proposers responsibility to ensure that their employees work in conditions compatible with the OHS Act, with all equipment in good order.

3.1.16. It is the Proposers responsibility to ensure that their workplaces and any staff facilities are always kept clean and tidy. Failure to comply with this responsibility within 24 hours of being instructed to do so will result in the SRBID Board contracting a service provider to carry out such clean up and removal operations and deducting the cost thereof from monies due to the Proposers or which may become due to them.

## **REQUIREMENTS**

3.1.17. The following are mandatory requirements that must be included and considered by the Proposers in formulating their Proposal. It must expressly be dealt with in the Proposal document:

- Signed request for Proposal document.
- Manpower deployment schedule /quotation
- List of contactable CID references.
- Company profile.
- Solid Waste Accreditation Certificate from the City of Cape

3.1.18. The following documents must be made available on request during the evaluation process and/or prior to the commencement of the contract:

- Copy of company registration document.
- Copy of company public liability insurance cover.
- Bank letter.
- Letter of good standing from COIDA.
- Tax clearance certificate.
- Copy of the company's standard contract regarding the provision of management services and all relevant annexures thereto.

## **4 SECTION 4: PROGRAMME**

### **4.1 Publishing of Request for Proposal documentation:**

Friday, 5 June 2026

### **4.2 Proposal to be submitted:**

Strictly by 16h00 on Thursday, 18 June 2026

### **4.3 Proposers adjudication:**

19 June 2026 to 26 June 2026

**4.4 Optional presentation by at most 2 selected companies to TVID Board:**

Between 26 June 2026 and 3 July 2026 – (suitable appointments will be discussed with short-listed proposers should the Board wish to exercise this option)

**4.5 Awarding of contract by TVID Board:**

10 July 2026

**4.6 First Deployment:**

1 August 2026, preferred or as agreed upon with the Board

**4.7 End of Contract:**

30 June 2031

**5 SECTION 5: DETAILED SPECIFICATIONS – CID MANAGEMENT SERVICE**

The Board of the TVID is set on succeeding in its mandate to make the area a safe, secure and pleasant working environment for the property owners, businesses and customers that work, visit and shop in the area every day. In order to address these needs the TVID urban cleaning and maintenance service provider must:

- Provide, in coordination with the management company, the cleaning, greening and maintenance of the public spaces in the area;
- In co-operation with the relevant City of Cape Town departments, take actions to address and monitor urban management issues related to the public infrastructure in the TVID;
- Through constructive partnerships with all the role-players in the TVID, initiate a recycling initiative to improve the sustainability of the precinct and potentially create employment opportunities and social upliftment in the area.

**5.1 Fundamental Requirements**

- Demonstrate and intimate knowledge of urban cleaning and maintenance through a track record of similar projects completed.
- Provide detailed information on their existing infrastructure (e.g. vehicles, staff, equipment) and economies of scale that will support the operations of the TVID.
- Be experienced in providing urban cleaning and maintenance for City Improvement Districts (CID's). Track record to be submitted.
- Development of a sustainable public cleaning programme for the TVID area
- Provision for the supervision of the deployed staff.
- Monitoring of the overall compliance with standards of service delivery.
- The sweeping of streets, road kerbs, channels and sidewalks with brooms and associated equipment.
- The cleaning of all public areas including parking areas and public open spaces through litter picking.
- Grass cutting by means of trimmers.
- Collection, picking up and removal of illegal dumping daily.
- Undertake small urban maintenance projects where such projects can be executed by the cleaning and maintenance team.

## 5.2 Proposers must provide for:

- Hard bristle platform brooms for area cleaning and dust pans as required.
- Wheelbarrows and/or suitable cleaning trolleys for cleaning tasks as may be required.
- Rakes, spades, and other utility items to ensure proper execution of the cleaning tasks.
- Petrol driven brush cutter and all petrol, lubricants and cutting lines required to operate.
- Uniformed staff and where applicable appropriate Personal Protective Equipment including safety shoes, gloves, and eye protection.
- Co-branding of some uniform items (to be discussed with the Board)
- Bags

## 5.3 Staff to be deployed:

- 6 x full time public cleaning and maintenance workers Monday to Friday which will include a supervisor.
- Monday to Friday 08H30 – 16H30 excluding public holidays including a 30-minute lunch break.

## 5.4 Reporting:

- The service provider must provide weekly reports on work done including management data and photographic evidence.

All proposals must be submitted via email to [rfp@tvid.co.za](mailto:rfp@tvid.co.za) with the subject: “**Urban Cleaning and Maintenance Services – TVID**”, by no later than 16h00 on Thursday, 18 June 2026.

**PROPOSALS RECEIVED AFTER THE CLOSING TIME (16H00 ON THURSDAY, 18 JUNE 2026) WILL NOT BE CONSIDERED.**

**6 SECTION 6: FORMS FOR PROPOSERS**

**PROVISION AND MANAGEMENT SERVICES TO THE TVID**

We, the undersigned are willing to contract for, perform and complete the whole of the works relating to the provision and CID Urban Cleaning and Maintenance Services in accordance with the specifications and requirement prepared and furnished pursuant to this PROPOSAL.

(Figures) R \_\_\_\_\_ per month without VAT

(Words) \_\_\_\_\_ per month without VAT

The following documentation is attached:

- 1. A detailed and full CID Urban Cleaning and Maintenance Services Proposal as per request for PROPOSAL document.
- 2. All relevant documentation as requested in Section 3.

We hereby certify that we have inspected the site/s and have fully acquainted ourselves as to the conditions under which the work is to be performed.

We further undertake that this PROPOSAL shall hold good for a period of sixty (60) days from the date of closing of the request for PROPOSAL.

We agree that the lowest, or any, or portion of any PROPOSAL will not necessarily be accepted.

SIGNED BY: \_\_\_\_\_  
(Printed Name)

SIGNATURE: \_\_\_\_\_

IN THE CAPACITY:  
(Designation) \_\_\_\_\_

ON BEHALF OF: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

TELEPHONE NO: \_\_\_\_\_

DATE: \_\_\_\_\_