



**PINELANDS COMMUNITY IMPROVEMENT DISTRICT
(Pinelands CID)
Request for Quotation (RFQ)**

Appointment of a
Lead Design-Build Contractor /
Professional Project Manager
to Upgrade
The Garden of Remembrance
in Central Square, Pinelands

29 April 2026

Acronym	Full Description
CID	Community Improvement District
PLCID	Pinelands Community Improvement District or 'Pinelands CID'
NPC	Non-Profit Company, management body of the CID
Board	Pinelands CID NPC Board of Directors
Business Plan	Business Plan of Pinelands CID (Period: July 2023 - June 2028)
SRA	Special Rating Area
MAR	Maintenance and Repair
RFQ	Request for Quote
SP	Service Provider, submitting a quotation
Council	City of Cape Town Council (CCT)

Important Dates*	
RFQ published	29 April 2026
Closing date and time for submission of quotations	20 May 2026
Quotation evaluation completed	22 May 2026
Final clarifications and negotiations	27 May 2026
Contract awarded (SLA signed)	29 May 2026
Contract commencement date	Within 21 days of Contract being awarded (SLA signed)

Establishment of the Pinelands CID

In 2023 the City of Cape Town Council approved an application by the residents of Pinelands to form a City Improvement District. The Pinelands Community Improvement District NPC (PLCID) was registered on 22 June 2023, with registration no. 2023/828331/08.

The PLCID Board is elected by the members of the PLCID and has oversight responsibility for the implementation of the PLCID objectives. The PLCID is funded by additional rates paid by the Pinelands property owners within the PLCID boundaries.

Project Background

Pinelands was established in 1919 as South Africa's first Garden City, following Sir Ebenezer Howard's town-planning principles of planned, low-density living with integrated green spaces. Uniquely, the suburb has an abundance of formal parks and open green spaces.

Situated at Central Square, the **Garden of Remembrance** is the most historically significant of all the formal Pinelands civic spaces. Originally a quarry used for

road construction material, the site was rehabilitated into an open green space and in 1923 the foundation stone of Pinelands was laid here by Jan Smuts. In the 1950s, the space was formally landscaped and established as a Garden of Remembrance, commemorating residents who died in World War II. Following South Africa's democratic transition, the park was redesigned and rededicated in 1994 to honour all those who lost their lives in conflict, broadening its symbolic significance. Today, the park represents a layered historical landscape which continues to serve as a focal point for remembrance, reflection, and public use within the urban fabric of Pinelands.

The park has suffered from neglect and vandalism over the years. In recognition of its importance as a heritage-sensitive public asset, the Board has authorised this project to restore and upgrade the Garden of Remembrance for the benefit of the Pinelands community.

Project Overview

The PLCID invites suitably qualified and experienced service providers to submit quotations for the **appointment of a Lead Design-Build Contractor / Project Manager** to undertake the **design, coordination, project management, and phased implementation** of the **Garden of Remembrance Upgrade**.

The PLCID seeks a **single accountable delivery partner** capable of providing an **integrated design-and-build solution**, while managing all required professional services, approvals, and construction works to completion.

The objective is to provide a landscaped public space intended to:

- Provide a place for reflection, relaxation and remembrance
- Enhance the aesthetic and environmental quality of the area
- Serve as a respectful and enduring community asset

The work will include, but is not limited to the following phases:

1. Pathways and paving
2. Irrigation systems
3. Fencing repairs and/or upgrades
4. Landscaping and planting
5. Seating, waste bins and contemplative areas
6. Memorial elements (where applicable)
7. Playground equipment
8. General repairs to, upgrades to, and relocation of existing infrastructure

The project is located within a public environment and will require coordination with the City of Cape Town and other relevant authorities.

The project will be implemented in **phases** subject to budget availability.

Scope of Work (SOW)

The PLCID will appoint a single Lead Design-Build Contractor / Project Manager who will:

- Act as the primary point of accountability
- Be responsible for the design, delivery and coordination of the project
- Appoint, manage and be fully responsible for the delivery and performance of all professional consultants and subcontractors

With reference to **Appendix – Design Concept Plan**, the scope will include:

1. Project Inception & Pre-Inspections

- Conduct site inspections and assessments
- Review existing concept plans
- Identify constraints, risks, and opportunities
- Confirm project scope, budget, and timelines

2. Professional Team Coordination

- Appoint and manage, as required:
 - Landscape Architect (public space specialist)
 - Civil Engineer
 - Irrigation specialist
 - Quantity Surveyor
- Ensure all professionals have relevant experience in public spaces and parks

3. Design Development

- Prepare detailed designs and construction drawings for, inter alia:
 - Pathways (interlocking paving)
 - Irrigation systems
 - Play equipment layouts
 - Landscaping and planting
 - Street furniture and fencing
- Ensure compliance with municipal standards

4. Approvals, Permits & Wayleaves

- Liaise with relevant City of Cape Town departments
- Manage and secure:
 - Wayleave approvals
 - Permits for work in public space
 - Any other statutory approvals
- Coordinate site inspections with City officials

5. Procurement & Contractor Management

- Source quotations from qualified service providers
- Prepare tender documentation where required
- Evaluate contractor quotations

- Provide recommendations to the PLCID Board
- Assist with contractor appointment

6. Construction Management & Supervision

- Oversee all construction activities
- Monitor:
 - Paving installation
 - Irrigation installation
 - Landscaping works
 - Installation of compliant play equipment and street furniture
- Ensure quality control and compliance with applicable safety standards and certification requirements
- Manage contractors and service providers

7. Reporting & Communication

- Provide regular progress reports to the PLCID
- Track budget and programme
- Identify and manage risks
- Facilitate stakeholder communication

8. Project Close-Out

- Conduct final inspections
- Manage snag list completion
- Provide handover documentation including:
 - As-built drawings
 - Maintenance guidelines

Deliverables

The consultant will be required to deliver:

- Project programme
- Detailed design drawings
- Cost estimates and budgets for the entire project
- Tender documentation
- Evaluation reports
- Progress reports
- Completion and handover documentation

Required Experience

- South African Landscapers Institute (SALI) standards and membership
- Proven experience in public space / park developments
- Experience in project management of multi-disciplinary projects
- City of Cape Town approval processes and Health and Safety legislation

Proposal Requirements

Submissions must include:

- Company profile including contact details
- Relevant project experience
- Proposed team and roles
- Approach and methodology
- Project timeline
- Cost proposal
- References
- Applicable registration and compliance certificates
- Most recent SARS Tax Clearance Certificate
- Letters of Good Standing

Cost Proposal

The PLCID has approved an indicative budget for this project of **R850,000 – R1,250,000 (ex. VAT)** for the initial phase and a total indicative budget **R1,500,000 – R2,000,000 (ex. VAT)** for the completed project.

Bidders must submit a **fully itemised pricing schedule**, including:

- Professional fees
- Phase-based cost estimates covering the entire project
- Detailed breakdown of:
 - Materials
 - Labour
 - Project Management
 - Provisional sums (if any)
- Assumptions and exclusions
- Cost Control
 - No material deviations from approved budgets shall be incurred without prior written approval from the PLCID.
 - The Contractor must provide sufficient cost transparency, including supporting quotations where applicable.
- All pricing must be submitted exclusive of VAT and VAT must be shown separately.

Conditions of the RFQ

- This RFQ is issued in accordance with the CID's procurement policy and aligned, where applicable, with frameworks of the City of Cape Town.
- The PLCID will evaluate proposals based on **overall value for money**, not price alone.
- The PLCID is not obliged to accept the lowest priced quotation.
- The PLCID will prioritise **quality, appropriateness, and long-term value**.
- The PLCID reserves the right to:
 - Appoint within or outside the budget range
 - Negotiate scope and pricing

- Not appoint any bidder
- Request revised proposals, pricing or scope adjustments from shortlisted bidders
- Accept any submission in whole or in part
- The budget is provided for guidance only and is not binding.
- A compulsory site visit and briefing will be required. Bidders must attend and confirm site conditions prior to submission.

Evaluation Criteria

Submissions will be evaluated based on:

- Design Quality & Methodology **(25%)**
- Experience / Track Record / Industry Standing (including professional accreditation) **(25%)**
- Durability and Sustainability **(15%)**
- Cost **(25%)**
- Capacity **(5%)**
- References **(5%)**

Submission Details

- All enquiries and quotation proposals must be submitted in writing to: bids@pinelandscid.co.za
- Submission Deadline: **20 May 2026**
- Late submissions will not be considered
- Commencement within 21 days of award
- Following the submission of quotations, the PLCID shall invite shortlisted SPs for quotation clarification sessions during the dates provided on the cover page.
- The intention is to **award the contract by no later than Friday, 29 May 2026.**

General

The following Terms and Conditions apply:

- SPs may raise questions relating to the RFQ prior to the closing date for submissions.
- Questions must be submitted via e-mail to bids@pinelandscid.co.za
- All quotations will be considered binding offers.
- Prices proposed must be valid from date of submission through to **30 June 2026.**
- The PLCID reserves the right to accept or reject any quotation, or cancel the solicitation process at any time, and shall have no liability to SPs for such rejection or cancellation.
- The PLCID may conduct due diligence, including reference checks and site visits, prior to final award.
- All information provided by the PLCID in this RFQ is offered in good faith.
- Individual items are subject to change at any time, and all SPs will be provided with notification of any changes.

- The PLCID is not responsible or liable for any use of the information submitted by SPs, or for any claims asserted therefrom.
- The PLCID reserves the right to require any SP to enter into a non-disclosure agreement (NDA).
- The SPs are solely obligated to pay for any costs, of any kind whatsoever, which may be incurred by a SP, or any third parties, in connection with the RFQ process.
- A detailed service level agreement (SLA) and final contract will be negotiated and concluded with the service provider.
- The Board will have no obligation to provide reasons for its decisions.
- Additional info and context may be found on the PLCID website (<https://www.pinelandscid.co.za>)

