

TENDER NUMBER: TNPA/2023/11/0007/48016/RFP

COMPULSORY BRIEFING MEETING
FOR THE SUPPLY, INSTALLATION AND REPAIRS OF
PORT OF CAPE TOWN ROOFS AS AND WHEN REQUIRED
FOR A PERIOD OF THREE (3) YEARS

VENUE: TNPA Maritime Training Centre (Red Building opposite SAPS station), 4 Coode Crescent, Port of Cape Town, V & A Waterfront

DATE: 06 October 2025

TIME: 10H00

PRESENTED BY: SINDISIWE MWELI, MPUMZI NTSWANE & SISEKO GWAZELA

AGENDA ITEM

No.	Agenda Item	Presenter
1	Welcome / Opening of meeting	Sindisiwe Mweli
2	Safety Briefing / Evacuation Procedure/Rules of Engagement	Mpumzi Ntswane
3	Tender Invitation	Sindisiwe Mweli
4	Background and Scope of work	Mpumzi Ntswane
5	Evaluation methodology	Sindisiwe Mweli & Siseko Gwazela
6.	T2.1 Tender Data	Sindisiwe Mweli
7	Part T2: Returnable Documents	Sindisiwe Mweli
8	C1.1: Offer Portion of Form of Offer & Acceptance	Sindisiwe Mweli
8.1	C2.1: Pricing Instructions: Option A	Mpumzi Ntswane
8.2	C2.2: Pricing Schedule	Mpumzi Ntswane
9.	Tender Closing	Sindisiwe Mweli
10.	General	Sindisiwe Mweli
11.	Q&A	ALL

Rules of Engagement





- ☐ This briefing session is compulsory, tenderers failing to attend the compulsory briefing meeting will be disqualified.
- ☐ Tenderers are requested to remain for the entire duration of the briefing session as important information pertaining to the RFP will be presented.
- ☐ This session is being recorded and minutes of the meeting will be shared with those that attended the meeting, uploaded onto the Transnet e-tender portal.
- □ Tenderers are to ensure that T2.2-01 (*Returnable*): Certificate of attendance of compulsory RFP briefing is signed by the Employer's Representative and is attached to the submission by closing date.
- □ All Clarification questions will be recorded, the answers will be consolidated and will be uploaded onto the Transnet e-tender portal.

TENDER INVITATION





- ☐ Any questions related to this tender and e-mail it to **TNPATenderenguiries3@transnet.net**.
- ☐ The Procurement Lead will provide written responses to all additional questions received in writing.
- ☐ After the closing date of the RFP, a Respondent may ONLY communicate using TNPATenderenquiries3@transnet.net on any matter relating to this RFP. A copy of this presentation will be uploaded onto the Transnet e-tender portal.
- □ The closing date for this RFP is the 17 October 2025 before 16h00 (The tender closes at the Transnet e-Tender Submission Portal: www.transnet.net).

Background





The South African ports are operated by Transnet National Ports Authority (TNPA) which is an operating division of Transnet SOC Ltd. A part of its revenue stream stems from leasing out infrastructure -Mainly buildings and a wide range of maritime services providers. The National Ports Act 12 of 2005, the National Building Regulations and Buildings Standards Act 107 of 1977, and Construction Regulations 11 of the Occupational Health and Safety Act (OHS Act) require TNPA to have compliance records with regards to the structural integrity, safety, and function of all its buildings. These records do not exist for several buildings in the Port of Cape Town due to building infrastructure aging.

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SCOPE OF WORK



The work to be executed as part of this contract consists of (but is not limited to) the following:

Roof and accessories repair:

- Remove asbestos roof sheets.
- Dispose of all asbestos roof sheets removed from the roof at an approved disposal yard.
- Remove old IBR roof sheets.
- Dispose of all old IBR roof sheets removed from the roof off-site.
- Remove asbestos, aluminum, and PVC gutters and downpipes
- Dispose of all asbestos, aluminum, and PVC gutters and downpipes removed from the roof to an approved disposal yard.
- Dispose of all asbestos, aluminum, and PVC facia, soffit, and insulation removed from the roof to an approved disposal yard.
- Inspect all purlins and trusses for any damage, and submit photo evidence of damage recorded.

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SCOPE OF WORK cont...



- Supply and install new roof purlins and trusses where required, prior approval from Transnet representative required.
- Supply and install new IBR roof sheets.
- Supply and install new aluminum gutters and downpipes. Include the joints and round crimped offset and all bends and stop ends.
- Supply and install new flashing, facia, soffit, and insolation.
- Supply and install new skylights.
- Supply and install new ventilation systems.
- Supply and seal all new joints and screw sections on roofs
- Repair and repaint the existing ceiling with wall & ceiling premium acrylic paint (1 coat of White).



SCOPE OF WORK cont...



 Supply and fit new 6.4mm rhino board ceiling, 75mm Gypsum coved cornice nailed to branding with galvanized clout nails, and apply 2 coats of PVA paint. Lay 135mm aerolite insulation above the ceiling in between the ceiling.

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SCOPE OF WORK cont...



Roof repair works:

- Patch and repair water leaks on various IBR roof structures, included 5-year guarantee on all patch works.
- Re-seal concrete roof structures.
- Replace IBR sheets that has been blown off and or broken, included 5-year guarantee on all replaced sheets.

> Structural Inspection and Repairs:

Conduct Detailed Visual Rational Assessment

- Junior Structural Engineer (structural system, roofs)
- Senior Structural Engineer with ECSA Registration (PrEng) (structural system, roofs)
- Quantity Surveyor (BoQ and cost estimates)
- Chief Fire/Fire Specialist (ASIB report, fire designs, fire compliance issues)



SCOPE OF WORK cont...



Preparing Detailed Assessment Report

- Junior Structural Engineer (structural system, roofs)
- Senior Structural Engineer with ECSA Registration (PrEng) (structural system, roofs)
- Quantity Surveyor (BoQ and cost estimates)
- Chief Fire/Fire Specialist (ASIB report, fire designs, fire compliance issues)

Prepare Detail 3D AutoCAD and Rivet Models for as-built drawings (Roof plans)

- Junior Structural Engineer (structural system, roofs)
- Chief Fire/Fire Specialist (ASIB report, fire designs, fire compliance issues)



SCOPE OF WORK cont...

Health and Safety Information

The Service Provider is fully responsible for all issues in terms of health and safety when undertaking repair works on the buildings and for all subcontractors/consultants used by them. The Service Provider shall ensure that they are fully compliant with all the induction requirements relevant to TNPA and to the sites. To this end, TNPA shall provide the Service Provider with the detailed requirements of the safety file and induction processes as part of the tender briefing session. The tenderer shall price for the compiling of TNPA safety files. All safety, health, and environmental costs must be built into the Bill of Quantities for any particular repairs, repair, and maintenance work undertaken.



EVALUATION METHODOLOGY





This tender will be evaluated in the following Two (2) stages:

1. Stage One: Test for Responsiveness

- Test for Administrative and Substantive Responsiveness
- Verify whether the bid has been lodged on time
- Whether all Returnable documents and/or schedules (where applicable) were completed and returned by the closing date and time
- Verify the validity of all returnable documents
- Whether the Bid contains a fully completed Pricing Schedule (Transnet template);
- Certificate of attendance at the compulsory clarification meeting
- Whether the Bidder is actively CIDB registered with grading of 6GB or higher / 6CE or higher;

EVALUATION METHODOLOGY





- Whether the Bidder submitted the Letter of Good Standing with the Workmen's Compensation Fund
- Submission of a valid Asbestos Removal Certificate
- Submission of a fully completed and signed Form of Offer
- Submission of a completed Price List





- 2. Stage Two: Financial and Preference Points (Specific Goals)
- ☐ The value of this bid is estimated to be below, equal to or more than R50 million and therefore the 80/20 or 90/10 preference point system shall be applicable.

Selected Specific Goal	Number of points (80/20 system)	Number of points (90/10 system)
B-BBEE Level of contributor 1 or 2	10	5
The promotion of supplier development through subcontracting or JV for a minimum of 30% of the value of a contract to South African Companies which are: I. 30% Black Women owned, 51% Black Youth and 51% Black people with disabilities	10	5
Non-compliant and/or Level 3 – 8 contributors	0	0

- ☐ The Finance and team shall conduct financial and price evaluation to check the following:
 - Financial stability of the bidder
 - If the bid price is market related or falls within the budget
 - The pricing activities to be checked for any discrepancies and/or arithmetical errors.





OBJECTIVE CRITERIA

Transnet reserves the right to award the tender to the tenderer who scores the highest number of points overall, unless there are **objective criteria** which will justify the award of the tender to another tenderer. Objective criteria include but are not limited to the outcome of a due diligence exercise to be conducted. The due diligence exercise may take the following factors into account inter alia;

Please refer to section C.3.13 of the RFP document.







Preference Points (Specific Goals)

- □ Only tenders that achieve the minimum qualifying score for functionality will be evaluated further in accordance with the 80/20 or 90/10 preference points systems as described in the Preferential Procurement Regulations 2022.
- 80 points for price will be allocated where the financial value of one or more responsive tenders received have a value equal to or below R50 million, inclusive of all applicable taxes, or
- □ 90 points for price will be allocated where the financial value of one or more responsive tenders received have a value equal to or above R50 million, inclusive of all applicable taxes.





Selected Specific Goal	Number of points (80/20 system)	Number of points (90/10 system)
B-BBEE Level of contributor 1 or 2	10	5
The promotion of supplier development through subcontracting or JV for a minimum of 30% of the value of a contract to South African Companies which are: I. 30% Black Women owned, 51% Black Youth and 51% Black people with disabilities	10	5
Non-compliant and/or Level 3 – 8 contributors	0	0

□ Up to 20 or 10 tender evaluation points will be awarded to tenderers who complete the preferencing schedule and who are found to be eligible for the preference claimed. Should the evidence required for any of the Specific Goals applicable in this tender not be provided, a tenderer will score zero preference points for that particular "Specific Goal"





- ☐ The value of the lowest acceptable tenderer will determine the correct preference point system to be used.
- ☐ In terms of Transnet Preferential Procurement Policy (TPPP) and Procurement Manuals, the following preference points must be awarded to a bidder who provides the relevant required evidence for claiming points.

The following Table represents the evidence to be submitted for claiming preference points for applicable specific goals.

Selected Specific Goal	Acceptable Evidence
B-BBEE 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 guidelines.
The promotion of supplier development through subcontracting or JV for a minimum of	Sub-contracting agreements and Declaration / Joint Venture
30% of the value of a contract to South African Companies which are:	Agreement and CIPC B-BBEE Certificate / Sworn – Affidavit
I. 30% Black Women owned, 51% Black Youth and 51% Black people with disabilities	/ B-BBEE CIPC Certificate as per DTIC guideline

Note: Tenderers who fail to submit acceptable evidence for specific goals applicable in this tender will be allocated zero (0) preference points.



TENDA DATA AND RETURNABLES





The tender document comprises of 4 parts/sections, namely:

1. Part T: The Tender

1.1 Part T1

- T1.1 Tender Notice and Invitation to Tender
- T1.2 Tender Data

1.2 Part T2

- List of Returnable documents
- Returnable schedules

2. Part C: The Contract

- 2.1 Part C1
 - C1.1 Form of offer and acceptance
 - C1.2 Contract data (Part 1 & 2)

2.2 **Part C2**

- C2.1 Pricing Instructions
- C2.2 Pricing Schedule
- 2.3 C3 Scope of work
- 2.4 C4 Site Information

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TENDA DATA AND RETURNABLES



T2.1 List of Returnable Documents

- 2.1.1: Stage One: These schedules are required for pre-qualification and eligibility purposes:
 - **T2.2.01 Eligibility Criteria Schedule as per CIDB:** Certificate of attendance at Compulsory Tender Clarification Meeting
 - T2.2-02 Eligibility Criteria Schedule as per CIDB: Whether the Bidder is actively CIDB registered with grading of 6GB or higher / 6CE or higher
 - T2.2-03 Eligibility in terms of Certification: Submission a Valid Asbestos Removal
 Certificate issued by the Department of Labour.
 - Submission of completed and signed form of offer and acceptance
 - Submission of completed pricing schedule

TENDA DATA AND RETURNABLES (Continued)





2.1.2 Stage Two: Returnable Schedules: General:

- T2.2-04 Authority to submit tender
- T2.2-05 Letter of Good Standing
- T2.2-06 Record of addenda to tender documents
- T2.2-07 Risk Elements
- T2.2-08 Availability of equipment and other resources
- T2.2-09 Schedule of proposed Subcontractors
- T2.2-10 Health and Safety Questionnaire

TENDA DATA AND RETURNABLES (Continued)





2.1.3 Agreement and Commitment by Tenderer:

- T2.2-11 CIDB SFU ANNEX G Compulsory Enterprise Questionnaire
- T2.2-12 Non-Disclosure Agreement
- T2.2-13 RFP Declaration Form
- T2.2-14 RFP Breach of Law
- T2.2-15 Certificate of Acquaintance with Tender Document
- T2.2-16 Service Provider Integrity Pact
- T2.2-17 Supplier Code of Conduct
- T2.2-18 Domestic Prominent Influential Persons (DPIP) Or Foreign Prominent Public Officials (FPPO)
- T2.2-19 Agreement in terms of POPIA
- T2.2-20 Supplier Declaration Form

TENDER DATA AND RETURNABLES (Continued)





2.1.4 Bonds/Guarantees/Financial/Insurance:

- T2.2-21 Insurance provided by the Contractor
- T2.2-22 Three (3) years audited/reviewed financial statements
- 2.2 C1.1 Offer portion of Form of Offer & Acceptance
- 2.3 C1.2 Contract Data
- 2.4 C2.1 Pricing Instructions (Option A)
- 2.5 C2.2 Pricing Schedule
- 2.6 Part C3: Works Information
- 2.7 Part C4: Site Information

ANNEXURES





LIST OF ANNEXURES:

Annexure A: Step by Step Guide on Tender submission

Annexure B: CIDB SFU ANNEXURE C (Standard Conditions of Tender)



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C2.1 Pricing Instructions: Option A



For the benefit of these services, the NEC3 Term Services Contract (TSC), June 2005 (with amendments June 2006 and April 2013) Option A will be used.

The detailed instructions is found on the advertised RFP from page **118**

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C2.2 Pricing Schedule

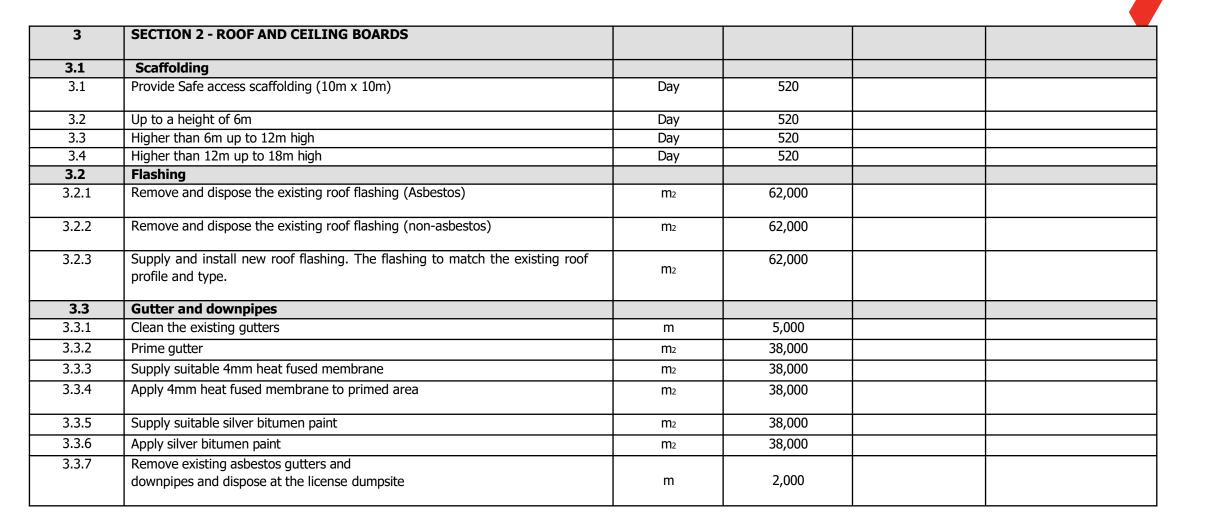


C2.2 Price List

1	SECTION 1 - PRELIMINARY AND GENERAL - (P & Gs) (detailed breakdown to be provided upon request for such information)	Unit	Qty	Rate	Amount
1.1	Contractual Requirements (Fixed Charge)	Per Year	3		
1.2	Contractual Requirements (Time Related)	Day	520		
1.3	Construction Supervision (Construction Manager)	Day	520		
1.4	Safety Supervision (Safety Officer)	Day	520		
2	PoCT, SHE File (detailed breakdown to be provided upon request for such information).	Per year	3		
Sub-Total for section 1 carried forward to Summary Table					

30





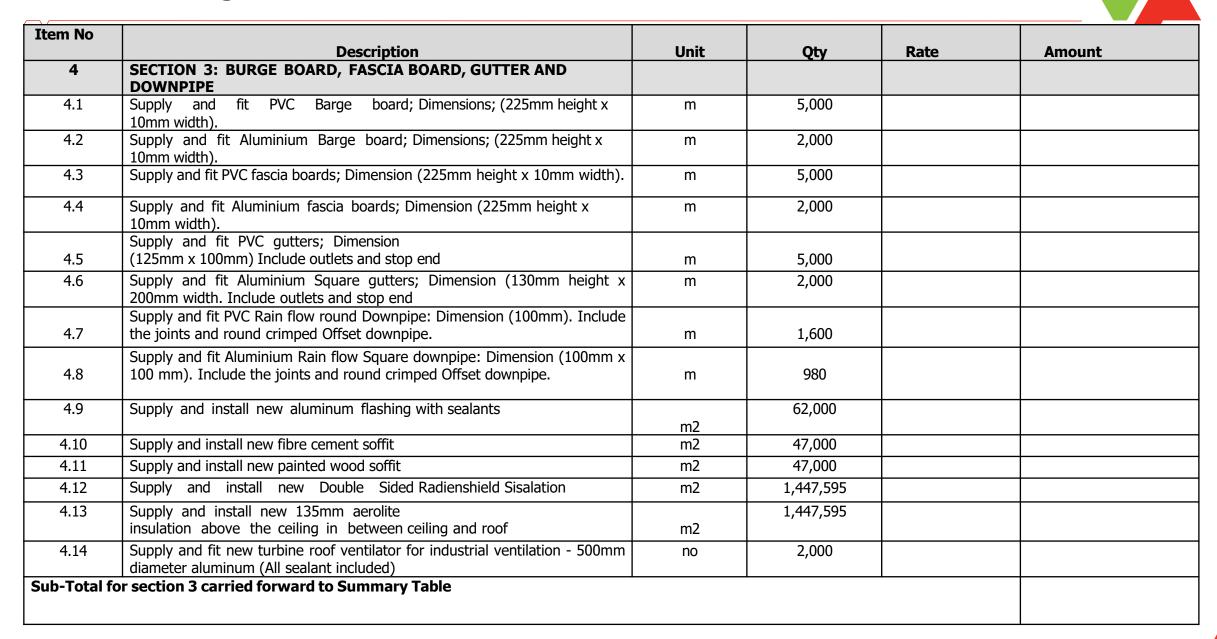


3.3.8	Remove existing non-asbestos gutters and downpipes	m	3,000	
3.3.9	Install new Upvc gutters (125x100mm) complete with brackets, bends inlets etc.	m	1,200	
3.3.10	Install new Upvc downpipes (100mm diameter) complete with brackets, shoe, inlets etc.	m	3,800	
3.4	Roof Sheets			
3.4.1	AAIA FEES	Sum	1	
3.4.2	Remove existing zinc roof sheets	m2	723,797	
3.4.3	Remove existing Asbestos roof sheets and dispose at the license dumpsite	m2	1,447,595	
3.4.4	Supply and fit new 1.25mm polycarbonate roof sheets to match the existing profile and type. Complete with galvanised fasteners, colour to match existing	m2	320,000	
3.4.5	Supply and fit new Nutec with minimal thickness of 6mm roof sheets to match the existing profile and type. Complete with galvanised fasteners, colour to match existing	m2	201,898	
3.4.6	Supply and fit new 0,58mm IBR roof AZ200 roof sheets to match the existing profile and type. Complete with galvanised fasteners, colour to match existing	m2	1,447,595	
3.4.7	Supply and fit new 0,58mm corrugated roof sheets to match the existing profile and type. Complete with galvanised fasteners, colour to match existing	m2	201,898	
3.5	Treat Rust Spots and Seal Holes			
3.5.1	Supply suitable bolt sealant (SABS approved Material)	each	6,000	
3.5.2	Seal all bolts	each	6,000	
3.5.3	Treat rust spots using rust inhibitor	m2	135,000	
3.5.4	Apply Nu Roof to treated areas	m2	135,000	
3.5.5	Prime around holes	m2	135,000	
3.5.6	Supply suitable 4mm heat fused membrane	m2	135,000	
3.5.7	Apply 4mm heat fused membrane to primed area	m2	135,000	

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3.5.8	Supply suitable silver bitumen paint	m2	135,000	
3.5.9	Apply silver bitumen paint	m2	135,000	
3.6	Purlins and trusses			
3.6.1	Inspect and report purlins and trusses	m	15,000	
3.6.2	Replace roof purlins and trusses to match existing	m	15,000	
3.6.3	Timber purlins	m	20,000	
3.6.4	Metal purlins	m	7,000	
3.6.5	Timber trusses	m	20,000	
3.6.6	Metal trusses	m	7,000	
3.7	Ceiling			
3.7.1	Repair and repaint the existing ceiling with wall & ceiling premium acrylic paint (1 coat White).	m2	1,447,595	
3.7.2	Supply and fit new 6.4mm rhino board ceiling, 75mm Gypsum coved cornice nailed to branding with galvanized clout nails and apply 2 coats of PVA paint. Lay 135mm aerolite insulation above the ceiling in between ceiling	m2	1,447,595	
3.8	Concrete roof repair			
3.8.1	Apply Nu Roof to treated areas.	m2	201,898	
3.8.2	Prime around holes.	m2	201,898	
3.8.3	Supply suitable 4mm heat fused membrane.	m2	201,898	
3.8.4	Apply 4mm heat fused membrane to primed area.	m2	201,898	
3.8.5	Supply suitable silver bitumen paint.	m2	201,898	
3.8.6	Apply silver bitumen paint.	m2	201,898	
3.8.7	Strip and remove old derbigum waterproofing.	m2	201,898	
3.8.8	Seal all full bores.	m2	201,898	
3.8.9	New screed 50mm.	m2	201,898	
3.8.10	Isolated concrete floor repair works.	item	1,000	







5	SECTION 4: STRUCTURAL INSPECTION AND REPAIRS (Prepare Designs, Scope of Works, Specifications, BoQ and Cost Estimate and Issue compliance certificates by a Competent Person as per SANS10400.				
5.1	Conduct Detail Visual Rational Assessment				
5.1.1	Junior Structural Engineer (structural system, floors, roofs, walls, staircases etc.)	hr	1,920		
5.1.2	Senior Structural Engineer with Pr. Eng. or Pr. Tech Eng. ECSA Registration (structural system, floors, roofs, walls, staircases etc.)	hr	750		
5.1.3	Quantity Surveyor (BoQ and cost estimates)	hr	1,920		
5.1.4	Chief Fire/Fire Specialist (ASIB report, fire designs, fire compliance issues)	hr	750		
5.2	Preparing Detail Assessment Report				
5.2.1	Junior Structural Engineer (structural system, floors, roofs, walls, staircases etc.)	hr	1,920		
5.2.2	Senior Structural Engineer with Pr. Eng. or Pr. Tech Eng. ECSA Registration (structural system, floors, roofs, walls, staircases etc.)	hr	750		
5.2.3	Quantity Surveyor (BoQ and cost estimates)	hr	1,920		
5.2.4	Chief Fire/Fire Specialist (ASIB report, fire designs, fire compliance issues)	hr	750		
5.3	Prepare Detail 3D AutoCAD and Rivet Models for as Built drawings (Fire drawings, Building plans, electrical plans etc)				
5.3.1	Junior Draughtsman (structural system, floors, roofs, walls, staircases etc.)	hr	1,920		
5.3.2	Senior Draughtsman with SACAP Registration (structural system, floors, roofs, walls, staircases etc.)	hr	750		
5.3.4	Chief Fire/Fire Specialist (ASIB report, fire designs, fire compliance issues)	hr	750		
Sub-Total f	for section 4 carried forward to Summary Table		-	•	



Table 2: SUMMARY TABLE				
Item	DESCRIPTION	AMOUNT		
1	SECTION 1 - PRELIMINARY AND GENERAL [Brought forward from Table 1]			
2	SECTION 2 - ROOF AND CEILING BOARDS [Brought forward from Table 1]			
3	SECTION 3: BURGE BOARD, FASCIA BOARD, GUTTER AND DOWNPIPE [Brought forward from Table 1]			
4	SECTION 4: STRUCTURAL INSPECTION AND REPAIRS (Prepare Designs, Scope of Works, Specifications, BoQ and Cost Estimate and Issue compliance certificates by a Competent Person as per SANS10400 [Brought forward from Table 1]			
TOTAL EXC	LUDING VAT Carried forward to Table 3	R		

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C2.2 Pricing Schedule



Table 3: Total for three (3) years inclusive of CPI adjustments and VAT

DESCRIPTION	CPI (%)	Total
Total price for year 1 = Brought forward from Table 2 divided by 3	0	
Total price for year 2 = Total price for year 1 + CPI	4.5	
Total price for year 3 = Total price for year 2 + CPI	4.6	
Add Unconditional Discounts (if applicable)	<u> </u>	
Total contract value for 3 years (excluding VAT) carried for	ward to Form of Offer	

Note: Quantities given are estimates only. Any orders resulting from this RFP will be on an "as and when required" basis dependant on actual operational activity. The pricing schedule is rate- based. Even though the total overall price will be used for evaluation and comparative purposes, the bid award will be based on the available budget which is not required to be disclosed to the awarded supplier.

Tender Closing

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Tender Dates are as follows:

This tender was advertised on the **19 September 2025**

Compulsory briefing session is **06 October 2025**

Closing date is **17 October 2025**



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QUESTIONS AND ANSWERS SESSION:



