

	Tender Questions and Answers	Document Identifier	240-7124948	Rev	1
		Effective Date	01 April 2023		
		Review Date	April 2026		

To whom it may concern	Date	<u>09 September 2026</u>
	Enquiries	<u>Thembekile Matshaya</u>
	E-mail address	<u>Matshatb@eskom.co.za</u>

Dear Sir/Madam

Request for Enquiry Number	<u>E3389RTDMWP</u>
Description / Project Title	<u>The construction of control room incorporated with boardroom and ablution facility at Eskom Research Corona Cage Test Facility in Sunninghill for the period of six (06) months.</u>
Tender Questions Closing Date	<u>07 September 2026</u>

	Reference Document	Clause / Condition	Employer Requirement / Description	Contractor's Query	Employer Response / Status
	NEC3 Engineering & Construction Contract	C1.2 Contract Data : Clause 11.2(3)	<i>The completion date for the whole of the works is: 28 February 2027</i>	The Contractor requests the Employer to confirm the revised contractual Completion Date for the whole of the works, taking into consideration that the stated Site establishment date has elapsed and the Contract has not yet commenced.	The contract duration is six (06) months from the date of award. Accordingly, 28 February 2027 is not applicable as the contract completion date

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EC3 Engineering & Construction Contract	1.2 Contract Data : Clause 11.2(9) 12 Data For Secondary Option Clauses : CLX5 Sectional Completion	<i>The key dates and the conditions to be met are:</i> 1. <i>Site establishment – August 2026</i> 2. <i>Dismantling and Removal of the Existing Portable Control Room – To be confirmed</i> 3. <i>Control Room Building – To be Construction</i> 4. <i>Rehabilitation – To be confirmed</i> 5. <i>Contract completion – To be confirmed 28 February 2027</i>	The Contractor requests the Employer to confirm the revised Key Dates and associated conditions, including the dates for Site establishment, dismantling and removal of the existing Portable Control Room, construction of the Control Room Building, rehabilitation works and overall Contract Completion.	The key dates will be confirmed once the contract has been awarded and signed. As part of the returnable documentation, the contractor is required to submit a detailed project plan/schedule indicating the proposed programme for the works. The overall project duration shall not exceed six months.
EC3 Engineering & Construction Contract	1.2 Contract Data : Clause 31.2	<i>The Starting Date is – To be Confirmed</i>	The Contractor requests the Employer to confirm the anticipated Contract Award Date and contractual Starting Date, as these dates are required for the preparation of the Accepted Programme, mobilisation planning, resource allocation and assessment of the achievable Completion Date.	The contract shall be for a period of six (06) months from the date of award. The commencement date will be confirmed upon completion of the procurement process.
EC3 Engineering & Construction Contract	part C3 – Scope of Work, Page 23	<i>List of Drawings issued by the Employer</i>	The Contractor notes that the following drawing does not appear to have been included in the Tender documentation issued and requests the Employer to provide the drawing for pricing and construction purposes: COR24P02-SE-E48-00 Rev 1 – Electrical Installation & Schematic Layout.	This drawing will be provided on site, for billing purposes the contractor should use the provisional sums on Bill number 17

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NEC3 Engineering & Construction Contract	Part C3, Page 12 – CIDB Skills Development	Yes, <i>Percentage = N/A</i>	The Contractor requests the Employer to confirm whether the CIDB Skills Development requirement is applicable to this Contract. If applicable, please provide the required percentage, targets, deliverables and associated contractual obligations.	The CIDB Skills Development requirements applicable to the contract will be finalized through consultation and negotiation with the successful supplier during the contract negotiation stage.
NEC3 Engineering & Construction Contract	Part C3, page 4 – Scope of Works	<i>The Construction of Control Room incorporated with Boardroom and Ablution Facility at Eskom Research Corona Cage Test Facility in Sunninghill. The permanent office building mainly to house the following spaces.</i> • <i>Control Room: The control room must accommodate the following equipment:</i> 1 × <i>Control panel</i> 1 × <i>Corona losses and Radio interference Meter</i> 1 × <i>Cabinet for 110V DC batteries</i> 3 × <i>Working Stations</i>	The Contractor requests the Employer to confirm whether the supply, delivery, installation, testing and commissioning of the Control Panel, Corona Losses and Radio Interference Meter, and 110V DC Battery Cabinet form part of the Contractor's scope. No specific BOQ provision has been identified for these items. Should these items be included in the Contractor's scope, please provide the applicable technical specifications, equipment schedules, drawings, performance requirements and measurement/payment provisions.	No, these items are not applicable to this tender. What is intended is that the Control Room should be designed and constructed with sufficient space and capacity to accommodate this equipment.

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EC3 Engineering & Construction Contract	part C3, page 4 – Scope of Works	• <i>Boardroom: The boardroom must have the following:</i> – <i>The boardroom must accommodate 10 to 15 people</i> – <i>Adequate power outlets should be provided for laptops and other devices.</i> – <i>The room should be equipped with presentation capabilities (e.g., projector or large display screen).</i> – <i>The room should have adjustable lighting to accommodate various meeting needs.</i> – <i>HVAC systems should ensure comfortable temperature levels for occupants.</i>	The Contractor requests the Employer to advise if the following items should be priced as part of the works, as no provision amount is provided in the BOQ: • Boardroom: The boardroom must have the following – Boardroom Furniture (If yes, provide specifications) – Projector or Screens (If yes, provide specifications) – HVAC System (If yes, provide specifications and drawings)	This item has been catered for under the Provisional Sum section. The contractor is required to allow for profit and attendance for Item 4 under the Provisional Sum section. The contractor is to note that an amount of R160 000.00 has been allowed as the provisional sum for this item.
Drawing COR24P02-SE-E63 Sheet 3a	Finishing Schedule – General	<i>Office Blinds</i>	The Contractor requests the Employer to advise if this should be priced as part of the works, as no provision or Bill item is in the BOQ.	The contractor should make provision for this item
Drawing COR24P02-SE-E36 – Sheet 05	Office building Layout & Specification	<i>Office Furniture (Desk, Drawer, Fridge, Office Chair)</i>	The Contractor requests the Employer to advise if this should be priced as part of the works, as no provisional amount is made in the BOQ.	This item has been catered for under the Provisional Sum section. The contractor is required to allow for profit and attendance for Item 4 under the Provisional Sum section. The contractor is to note that an amount of R160 000.00

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					has been allowed as the provisional sum for this item.
0	NEC3 Engineering & Construction Contract	Part C3, page 4 – Scope of Works	<i>HVAC systems should ensure comfortable temperature levels for occupants</i>	The Contractor requests the Employer to confirm whether the supply, installation, testing and commissioning of the HVAC system forms part of the Contractor's scope. Should HVAC form part of the Contractor's scope, please provide the applicable HVAC design, equipment specifications, cooling/heating requirements, performance criteria, electrical requirements and associated BOQ/payment provision. Alternatively, please confirm whether the Contractor is required to make a provisional allowance for the HVAC installation.	This item has been catered for under the Provisional Sum section. The contractor is required to allow for profit and attendance for Item 5 under the Provisional Sum section, which comprises 2 × 24,000 BTU mid-wall split air-conditioning systems. The contractor is to note that an amount of R80 000.00 has been allowed as the provisional sum for this item.
7	SDL&I Strategy Setting for Bidders	Page 1	<i>SDL&I Strategy Setting for Bidders</i>	The Contractor requests the Employer to advise if SDL&I is applicable to this contract as it is ticked as "Not Applicable" in SDL&I Strategy Setting for Bidders Document.	Yes, it is applicable, please refer to SDL&I strategy.

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2	NEC3 Engineering & Construction Contract	Part C3, page 18 – Construction	<i>Temporary works, Site services & construction constraints</i> <i>Employer's Site entry and security control, permits, and Site regulations</i> <i>Where work is required in an existing HV Yard (although not foreseen here) the Contractor will have to adhere to Eskom's High Voltage regulations. Thus, the Contractor personnel will be expected to have completed the necessary High Voltage Regulations (ORHVS) modules in order to be issued with a permit to work in these yards.</i>	The Contractor requests the Employer to confirm the anticipated duration required for obtaining Site access, inductions, ORHVS training/modules, permits and associated authorisations prior to commencement of the relevant works. Please further confirm whether these activities and associated waiting periods are to be accommodated within the stated six-month Contract period or whether the six-month period will commence following completion of the required access, induction and permit processes.	ORHVS is not required, as the contractor will not be performing any work within the High-Voltage (HV) yard.
3	Drawing COR24P02-SE-E63 Sheet 4	Steel Canopy at Porch Area	<i>Steel Canopy at Porch Area</i>	The Contractor requests the Employer to provide the technical requirements for the IBR sheeting, including sheet thickness, profile, coating/finish and any other applicable specification requirements. The Employer is further requested to identify the corresponding BOQ item and measurement/payment basis for the steel canopy and associated IBR sheeting.	The technical requirements and specifications for the IBR sheeting will be finalised on site during construction. The structural steel components associated with the steel canopy have already been measured and included under Bill No. 11.

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	BOQ	Bill 17 – Item 1	<i>Allow Provisional Sums Amount for supply and install Electrical R120 000.00 (One Hundred and Twenty Thousand Rand) to be carried out by specialists</i>	The Contractor requests the Employer to clarify the execution arrangements for the R120,000 Provisional Sum for electrical works. Please confirm whether the electrical works will be undertaken by: the Employer/Eskom directly; an Employer-appointed specialist contractor; or a specialist contractor appointed by the Main Contractor. Please further clarify the Contractor's responsibilities in respect of coordination, attendance, access, builders' work, temporary works, supervision, testing, commissioning and interfaces with the specialist electrical contractor.	The appointed contractor will be responsible for all electrical installation works. Should the appointed contractor elect to subcontract the electrical works to a specialist electrical contractor, the main contractor will remain responsible for the overall coordination and management of the subcontractor, including attendance, access to builder's work, supervision, testing, commissioning, and the provision of the relevant Certificates of Compliance (CoCs).
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15	Drawing COR24P02-SE- E63 Sheet 01	600 x 250 Strip Footing	<i>Unreinforced</i>	The Contractor requests clarification regarding the 600 × 250 mm strip footing indicated on Drawing COR24P02-SE-E63 Sheet 01. The drawing indicates the footing as unreinforced, whereas the BOQ description appears to create ambiguity regarding reinforcement. Please confirm whether the 600 × 250 mm strip footing is to be constructed as reinforced or unreinforced concrete and, where reinforcement is required, provide the applicable reinforcement details/schedule.	Ref. 395 reinforcement has been allowed for the 600 × 250 mm strip footing. The strip footing is to be reinforced with one layer of Ref. 395 mesh reinforcement.
16	Drawing COR24P02-SE- E63 Sheet 01		<i>89mm Drywall</i>	The Contractor requests the Employer to confirm the applicable BOQ item and measurement/payment basis for the 89mm drywall partition indicated on the drawings. Should no BOQ item exist, please confirm how this work is to be priced and measured.	There was no BOQ item measured in relation to this item.
17	Request for extension			Following the meeting and having a better understanding of the scope, we would like to kindly request an extension of the closing date to the 18th of September 2026. This will allow us to prepare a more comprehensive and competitive bid	Kindly note that the tender closing date has been extended. The revised closing date is 18 September 2026 at 10:00 SAST.

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17	NEC3 Engineering & Construction Contract	Part C3, page 18 – Construction	<i>People restrictions on Site; hours of work, conduct and records</i> <i>Working hours are: 07h00 to 17h00.</i> <i>Basic conditions of employment will be adhered to – a 45 hour week will apply, with a maximum of 10 hours overtime.</i>	The Contractor requests clarification on the permitted working hours and working days during the Contract period. Please confirm whether construction activities will be permitted on Saturdays and, if so, the applicable working hours and any restrictions. The Contractor further requests confirmation as to whether construction activities will be permitted during the December/annual builders' break. If work is permitted during this period, please confirm any applicable restrictions, approvals, permits or security requirements.	The contractor will be expected to work from Monday to Friday, between 07:00 and 17:00. No work will be permitted on weekends or public holidays.
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