

**TENDER NO. 233Q/2025/26**



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

SCM – 509

Approved by Branch Manager: 15/07/2024

Version: 6.4

Page 1 of 326

## CONTRACT DOCUMENT

FOR THE

# MACASSAR HOUSING PROJECT: CONSTRUCTION AND REHABILITATION OF CIVIL WORKS FOR PHASE 2 & 3, AND TOP STRUCTURES AND INTERNAL ELECTRICAL INFRASTRUCTURE FOR 1026 ERVEN

## THE TENDER

**NOTE:**

- The Form of Offer and Acceptance (C1.1) is on **page 38** of this document
- Table B2: Tender Preference Claim Form is on **page 16** of this document

<b>ISSUED BY:</b>	<b>COMPILED BY:</b>	<b>For official use.</b>
<b>DIRECTOR: HOUSING DEVELOPMENT HUMAN SETTLEMENTS DIRECTORATE CITY OF CAPE TOWN</b> Tower Block, Civic Centre 12 Hertzog Boulevard CAPE TOWN 8001	<b>GIBB (Pty) Ltd</b> 8th Floor, The Link, 19 DF Malan street, CAPE TOWN 8001	<b>TENDER SERIAL No.:</b>
		<b>SIGNATURES OF CITY OFFICIALS AT TENDER OPENING</b>
		1.
		2.
		3.

08 MAY 2026

<b>NAME OF TENDERING ENTITY</b>	
<b>EMAIL ADDRESS OF TENDERING ENTITY</b>	
<b>FAX NUMBER OF TENDERING ENTITY</b>	
<b>NATURE OF TENDER OFFER</b> (please indicate below)	
<b>Main Offer</b> (see clause C.2.12)	
<b>Alternative Offer</b> (see clause C.2.12)	

CITY OF CAPE TOWN

DIRECTORATE: HUMAN SETTLEMENTS - HOUSING DEVELOPMENT DEPARTMENT

CONTRACT NO. 233Q/2025/26

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## General Tender Information

TENDER ADVERTISED	:	08 May 2026
ESTIMATED CIDB CONTRACTOR GRADING DESIGNATION	:	9CE
SITE VISIT/CLARIFICATION MEETING	:	10h00 on 22 May 2026 (Not compulsory, but strongly recommended)
VENUE FOR SITE VISIT/CLARIFICATION MEETING	:	Online via Teams <a href="https://teams.microsoft.com/meet/344722146801877?p=Alfi5QLt1guijXI9z3">https://teams.microsoft.com/meet/344722146801877?p=Alfi5QLt1guijXI9z3</a> Meeting ID: 344 722 146 801 877 Passcode: 7ma9Xm9g
CLOSING DATE	:	09 June 2026
CLOSING TIME	:	10h00
TENDER BOX & ADDRESS	:	<b>Tender Box 221</b> at the <b>Tender &amp; Quotation Box Office</b> , 2 <sup>nd</sup> Floor (Concourse Level), Civic Centre, 12 Hertzog Boulevard, Cape Town.  The Tender Document (which includes the Form of Offer and Acceptance) completed in all respects, plus any additional supporting documents required, must be submitted in a sealed envelope with the name and address of the tenderer, the tender No. and title, the tender box No. and the closing date indicated on the envelope. The sealed envelope must be inserted into the appropriate official tender box before closing time.  If the tender offer is too large to fit into the abovementioned box or the box is full, please enquire at the public counter (Tender Distribution Office) for alternative instructions. The onus remains with the tenderer to ensure that the tender is placed in either the original box or as alternatively instructed.

**TENDERERS MUST NOTE THAT WHEREVER THIS DOCUMENT REFERS TO ANY PARTICULAR TRADE MARK, NAME, PATENT, DESIGN, TYPE, SPECIFIC ORIGIN OR PRODUCER, SUCH REFERENCE SHALL BE DEEMED TO BE ACCOMPANIED BY THE WORDS 'OR EQUIVALENT'**

CITY OF CAPE TOWN

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# Part T1: Tendering procedures

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**CITY OF CAPE TOWN**

**DIRECTORATE:  
HUMAN SETTLEMENTS - HOUSING DEVELOPMENT DEPARTMENT**

**CONTRACT NO. 233Q/2025/26**

**MACASSAR HOUSING PROJECT: CONSTRUCTION AND REHABILITATION OF CIVIL WORKS FOR PHASE 2 & 3, AND TOP STRUCTURES AND INTERNAL ELECTRICAL INFRASTRUCTURE FOR 1026 ERVEN**

## **T1.1 Tender Notice and Invitation to Tender**

The **CITY OF CAPE TOWN**, HOUSING DEVELOPMENT DEPARTMENT HUMAN SETTLEMENTS DEPARTMENT, invites tenders for Tender No.: **MACASSAR HOUSING PROJECT: CONSTRUCTION AND REHABILITATION OF CIVIL WORKS FOR PHASE 2 & 3, AND TOP STRUCTURES AND INTERNAL ELECTRICAL INFRASTRUCTURE FOR 1026 ERVEN.**

Tenderers must be registered on Supplier Databases as described in the tender conditions.

Tenderers who are not registered on these Supplier Databases are not precluded from submitting tenders, but must however be registered upon being requested to do so in writing and within the period contained in such a request.

It is estimated that tenderers must have a CIDB contractor grading designation of **9CE**.

Preferences are offered to tenderers who tender in accordance with the Preferential Procurement Regulations and the City of Cape Town's Supply Chain Management Policy (SCM Policy). Furthermore, in terms of these Regulations and the SCM Policy, tenderers are required to meet the HDI and/or RDP specific goals

The physical address for collection of tender documents is:

**Tender Distribution Office**, 2<sup>nd</sup> Floor (Concourse Level), Civic Centre, 12 Hertzog Boulevard, Cape Town.

Documents may be collected during working hours between 08:30 – 15:00 from **08 May 2026**.

A non-refundable tender fee of R300.00 payable by cash or Electronic Funds Transfer (EFT) in favour of the City of Cape Town, is required on collection of the tender documents.

The Employer's Information Officer who is responsible for overseeing questions in relation to data protection may be contacted at via email [Popia@capetown.gov.za](mailto:Popia@capetown.gov.za). Additional contact details are provided in clause C.1.6.5.6 of the Tender Data.

Queries relating to any issues in these documents may be addressed to [SCM.Tenders14@capetown.gov.za](mailto:SCM.Tenders14@capetown.gov.za)

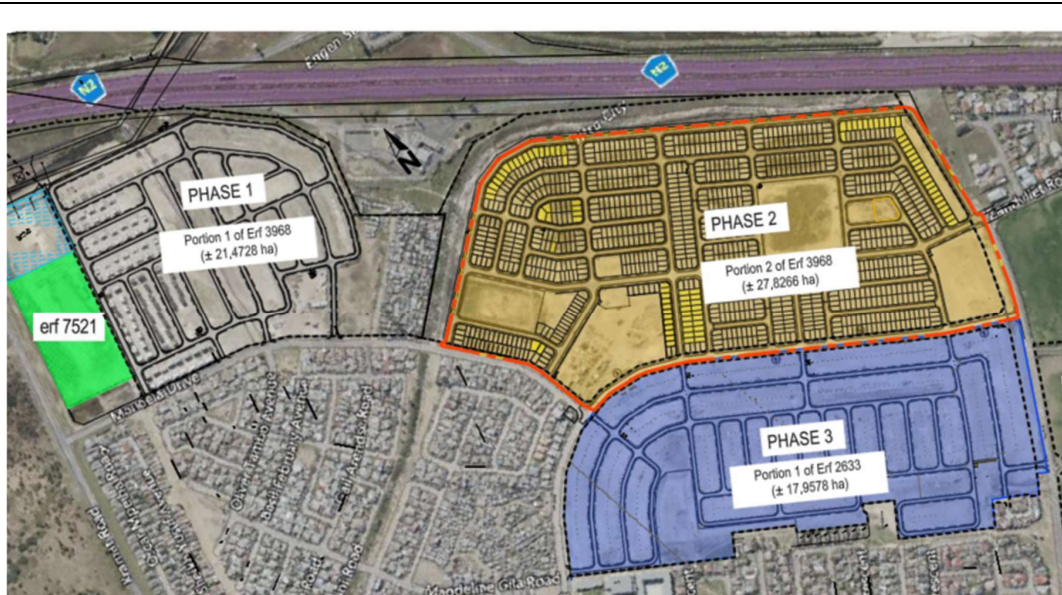
**A non-compulsory but strongly recommended clarification meeting with representatives of the Employer will take place online via <https://teams.microsoft.com/meet/344722146801877?p=Alf5QLt1quijXl9z3> Meeting ID: Meeting ID: 344 722 146 801 877, passcode: 7ma9Xm9g on 22 May 2026 starting at 10:00.**

The closing time for receipt of tenders is **10:00 on 09 June 2026**.

Telegraphic, telephonic, telex, facsimile, e-mail and late tenders will not be accepted.

Tenders may only be submitted on the tender documents that have been issued.

Requirements for sealing, addressing, delivery, opening and assessment of tenders are stated in the Tender Data.



CITY OF CAPE TOWN  
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## SITE PLAN

### Clarification meeting online

<https://teams.microsoft.com/meet/344722146801877?p=Alf5QLt1quijXl9z3>

Meeting ID: 344 722 146 801 877

Passcode: 7ma9Xm9g

It is strongly recommended that the tenderer visit the site before Tender closing to familiarise themselves with the Site

### GPS CO-ORDINATES

34° 3'5.80"S, 18°45'17.53"E

CITY OF CAPE TOWN

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## T1.2 Tender Data

The conditions of tender are the Standard Conditions of Tender as contained in Annex C of Government Gazette No. 42622 of 8 August 2019, Construction Industry Development Board (CIDB) Standard for Uniformity in Construction Procurement. (see [www.cidb.org.za](http://www.cidb.org.za)) which are reproduced without amendment or alteration for the convenience of tenderers as an Annex to this Tender Data.

The Standard Conditions of Tender make several references to the Tender Data for details that apply specifically to this tender. The Tender Data shall have precedence in the interpretation of any ambiguity or inconsistency between it and the standard conditions of tender. Each item of data given below is cross-referenced to the clause in the Standard Conditions of Tender to which it mainly applies.

**The following variations, amendments and additions to the Standard Conditions of Tender as set out in the Tender Data below shall apply to this tender:**

Clause number	Tender Data
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<b>C.1</b>	<b>General</b>
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C.1.1	<b>Actions</b>
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C.1.1.1	<i>Add the following:</i>
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**The parties agree that this tender, its evaluation and acceptance and any resulting contract shall also be subject to the Employer's Supply Chain Management Policy ('SCM Policy') that was applicable on the date the tender was advertised, save that if the Employer adopts a new SCM Policy which contemplates that any clause therein would apply to the contract emanating from this tender, such clause shall also be applicable to that contract. Please refer to this document contained on the Employer's website.**

**Abuse of the supply chain management system is not permitted and may result in the tender being rejected, cancellation of the contract, restriction of the supplier, and/or the exercise by the Employer of any other rights and remedies available to it as described in the SCM Policy and / or applicable law.**

The Employer is the City of Cape Town ("City" or "CCT"), represented by the Director: Human Settlements - HOUSING DEVELOPMENT DEPARTMENT .

C.1.2	<b>Tender Documents</b>
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*Add the following:*

The documents issued by the employer for the purpose of this tender, is described in the **Contents** page preceding **Part T1: Tendering Procedures** of this document.

In addition to the above, the following further documents are part of the tender:

**VOLUME 1:** Drawings (listed in C3.2 Engineering) (refer to OneDrive link as provided by SCM)

**VOLUME 2 :** The General Conditions of Contract for Construction Works, Third Edition, 2015, prepared by the South African Institution of Civil Engineering (SAICE). This publication is available, and tenderers must obtain copies at their own cost from the South African Institution of Civil Engineering (SAICE), Private Bag X200, Halfway House 1685, Tel: (011) 805 5947, Fax: (011) 805 5971, e-mail: [civilinfo@saice.org.za](mailto:civilinfo@saice.org.za).