

GEORGE AIRPORT

WELCOME

**TENDER FOR A CONTRACTOR FOR THE CONSTRUCTION OF  
AIRSIDE RESCUE AND FIRE FIGHTING (ARFF) EMERGENCY ROADS  
AND UPGRADING OF SIMULATOR CONTROLS AT GEORGE  
AIRPORT, FOR A PERIOD OF 6 MONTHS**

**Tender Reference Number:GRJ7711/2024/RFP**

**GEORGE AIRPORT - 18 July 2025 @ 11h00**

  **Terminals**

  **Toilets**

**Shops**  

  **Banks**



**AIRPORTS COMPANY**  
SOUTH AFRICA

# INTRODUCING THE TEAM :

## SUPPLY CHAIN MANAGEMENT :

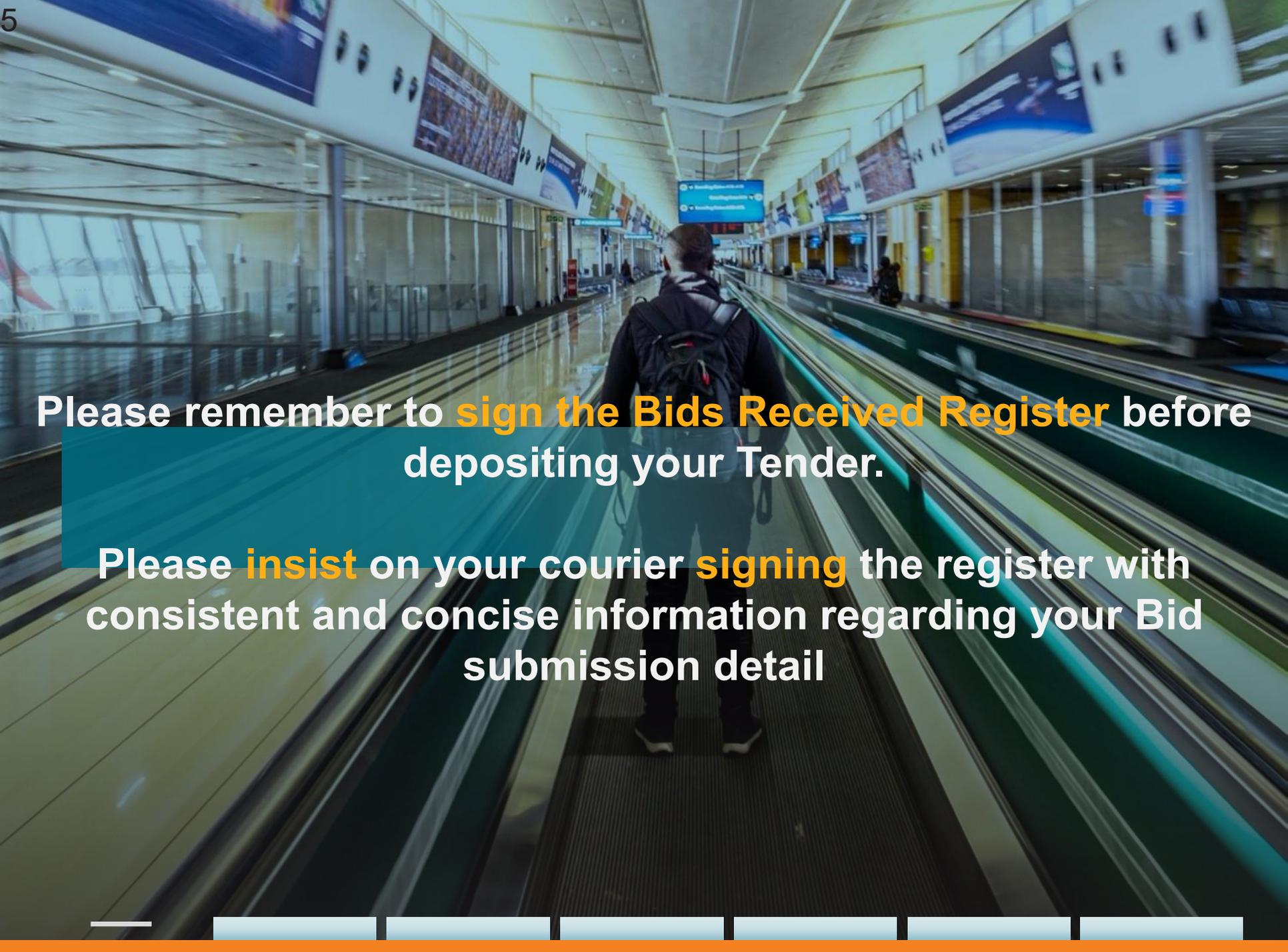
Graham Mitchell – Senior Buyer | Category Management

## TECHNICAL TEAM :

- Zethembe Biyase (Project Manager)
- Marclen Stallenberg (Maintenance and Engineering Manager – George Airport)
- Emile du Preez (Lead Engineer Delta BEC)
- Litha Mayekiso (Civil Engineer – Delta BEC)

# THIS IS AN OPEN-TENDER PROCESS :

The attendance of this meeting is voluntary and therefore ACSA does NOT Validate parking unfortunately.

A person with a backpack is walking away from the camera on a moving walkway in an airport terminal. The terminal is brightly lit with large windows on the left and various signs and advertisements on the walls. The walkway is moving to the right, and the person is walking in the same direction.

Please remember to **sign the Bids Received Register** before depositing your Tender.

Please **insist** on your courier **signing** the register with consistent and concise information regarding your Bid submission detail



## ANTI-CORRUPTION HOTLINE

Report Fraud and Corruption using our Anti-Corruption Hotline, which is operational 24 hours a day, 7 days a week, 365 days a year.

*Free Call: 0800 00 80 80*

Email: [acsa@thehotline.co.za](mailto:acsa@thehotline.co.za)

Visit: [www.thehotline.co.za](http://www.thehotline.co.za)

**SAY NO TO  
CORRUPTION**



AIRPORTS COMPANY  
SOUTH AFRICA

# AGENDA

- 
- 1 --> WELCOME AND INTRODUCTIONS
  - 2 --> IMPORTANT DATES
  - 3 --> PRE-QUALIFICATION **N/A**
  - 4 --> MINIMUM REQUIREMENTS
  - 5 --> MANDATORY REQUIREMENTS
  - 6 --> SCOPE OF WORK
  - 7 --> TECHNICAL REQUIREMENTS/SPECIFICATIONS
  - 8 --> QUESTIONS





# IMPORTANT DATES

## RFP Timelines

<b>Bid Invitation</b>	<b>09 July 2025</b>
<b>Compulsory Briefing Session George Airport</b>	<b>18 July 2025 @ 11:00</b>
<b>Compulsory Date and Site Inspection Requirements</b>	
<p><b>Bidders should visit the permit office at least one hour prior to the site inspection to obtain visitor access cards. Every bidder must come to the site with the following:</b></p> <ul style="list-style-type: none"> <li><b>(a) Reflective jacket</b></li> <li><b>(b) Identity Document and a copy of your ID (not driver's license)</b></li> </ul> <p><b>PLEASE NOTE THAT NO PERMITS WILL BE ISSUED AFTER 10h00 AM</b></p> <p><b>Bidders are to arrive earlier to accommodate the permit/administration process. Refer T1.1.2 below.</b></p>	



# IMPORTANT DATES – CONTINUED

## RFP Timelines

<b>Enquiries closing Date and time</b>	<b>28 July 2025 Close of business</b>
<b>RFP submission closing Date and time</b>	<b>18 August 2025 @ 12h00 (Mid-day)</b>
<b>HARD COPY Bid Proposals to be delivered to :</b>	<b>ADDRESS:          GEORGE AIRPORT,          ACSA GEORGE MANAGEMENT          OFFICES, RECEPTION, FIRST FLOOR</b>  <b>Tender Box          (Size of tender box is on page 10)</b>



# COMMERCIAL REQUIREMENTS

# GENERAL ADMINISTRATION

- ❖ **ENQUIRIES AND CLARIFICATION:** To be directed to [ctiatender.admin@airports.co.za](mailto:ctiatender.admin@airports.co.za) - **ONLY**
- ❖ **TENDER BOX ALLOCATION:** Tender Box – ACSA George Management Offices Reception First floor.
- ❖ **BID SUBMISSION** to strictly follow BID requirements – do not respond in any other format. Any other format will lead to the disqualification of your submission. All stages of the Bid Document to be responded to in order to be considered for the PRICE and PREFERENCE stage. This will be a hurdled/gated evaluation process.
- ❖ **BID SUBMISSION METHODS:** 1 hardcopy (original) and 1 copy of the original to be submitted in a clearly marked envelope/box/file with the appropriate reference GRJ7711/2024/RFP and softcopy on a virus free memory stick
- ❖ **NB:** RFP Submission checklist in conjunction with Mandatory Requirements Functional/Technical Evaluation criteria, Price, and BBEEE level
- ❖ **NB:** Please reference returnable schedule before submitting to ensure correctness of Bid.
- ❖ **SUBMISSION AND CLOSE OF BID: MONDAY 18 AUGUST 2025 @ 12h00 (Mid-day)**
- ❖ **Please note:** No bid shall be accepted after the closing time – **ZERO CONTACT POLICY**

# GENERAL ADMINISTRATION

## COMPULSORY BRIEFING SESSION

### Protocol for the Site Inspection

- a) While on site bidders shall always adhere to ACSA safety protocol.
- b) Protective gear (PPE) shall be worn before entering Airside. ie. retroreflective safety jacket. See the picture below of an acceptable retro-reflective vest. Bidders will not be able to access airside if the reflective jacket is not to specification (must be lime green and have reflective tape).

#### Specification Style:

High visibility, lime, waist coat with zip closure and reflective tape. No other colours will be accepted.

- c) The bidders' representatives are required to bring a certified copy of their identity document, not older than 3 months, or an original ID document. Failure to bring this document to site will result in the bidder not being able to access Airside.

# GENERAL ADMINISTRATION – CONTINUED

## COMPULSORY BRIEFING SESSION

### Protocol for the Site Inspection

To gain access to Airside for the site inspection, the below details are required from Bidders:

- Name and Surname
- Personal address and Work Address
- Contact details of persons joining the site inspection should be provided at least two days prior to the site inspection. Details can be emailed to the ACSA SCM Official, Graham Mitchell who can be contacted at [ctiatenders.admin@airports.co.za](mailto:ctiatenders.admin@airports.co.za)





# GENERAL ADMINISTRATION – LOCATION – GEORGE AIRPORT



# JOINT VENTURE REQUIREMENTS

**Unincorporated Joint Venture (registration number for each member of the JV)**

**Name of lead partner/member of JV**

**CIPC Registration Number: Please submit as**

- **Incorporated: Consolidated in the JV entity name**
- **Unincorporated: Individual entities**

**VAT Registration number: Please submit as**

- **Incorporated: Consolidated in the JV entity name**
- **Unincorporated: Individual entities**

**CIDB Registration number Please submit as**

- **Incorporated: Consolidated in the JV entity name**
- **Unincorporated: Individual entities**

**Shareholding organogram breakdown (for each individual company / JV member) clearly identifying percentages owned by individual shareholders (full names and ID numbers) and other entities (provide full legal/trading name and respective identifying registration / trust members**

**BBBEE Certificate: Please submit as**

- **Incorporated: Consolidated in the JV entity name**
- **Unincorporated: Individual entities**

**CSD Report: Please submit as**

- **Incorporated: Registered on CSD as the JV entity**
- **Unincorporated: Individual Entities**

**Letter of Good Standing: Please submit as**

- **Individual entities**

**Contact Person**

**Telephone number**

**E-mail address**

**Postal address (also each member of the JV)**

**Physical Address (also each member of the JV)**

# STAGES OF EVALUATION

Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
<p><b>Test for Responsiveness As per Clause C3.8</b></p>	<p><b>Mandatory Requirements</b></p>	<p><b>Evaluate on functionality or the technical aspect of the bid.</b></p>	<p><b>Evaluate price and Preference</b></p>	<p><b>Post tender negotiations, if applicable.</b></p>	<p><b>Security Vetting, if deemed necessary</b></p>

# MANDATORY REQUIREMENTS

## STAGE 2 – MANDATORY EVALUATION REQUIREMENTS

1. **Attendance of Compulsory Briefing Session**
2. **Attendance of Compulsory Site Inspection Session**
3. **Complete and signed Form of Offer and Acceptance – C1.1 (Found in the GCC Contract document.**
4. **Only active CIDB contractor in the Civil Engineering – (CE) Class of Works with a CIDB Grading of 6CE or higher are eligible to bid on this initiative.**
  - **NB: No award will be made to a supplier or service provider who is not registered on the Central Supplier Database (CSD).**
  - **NB: No Bid will be awarded to any person whose tax matters have not been declared in order by South African Revenue Service.**
  - **NB: The contract will not be signed without a valid insurance. (Proof of insurance – On award ONLY)**
  - **NB: The Contract will not be signed without a valid letter of good standing with the workers Compensation commissioner (COIDA).**

# TECHNICAL REQUIREMENTS

## STAGE 3 – FUNCTIONALITY EVALUATION CRITERIA

Functionality is the terminology used to define the technical ability of the Tenderer, based on experience to deliver the required product in accordance with the drawings and specifications.

The functionality evaluation will be conducted by the Evaluation Committee which comprises of various skilled and experienced members. The evaluation process will be based on functionality criteria.

Points allocated for Functionality shall be evaluated in accordance with the criteria listed below.

**Bidders who fail to achieve the Minimum Threshold of 70/100 points on the functional/technical stage will be disqualified and not be considered for further evaluation.**

# TECHNICAL REQUIREMENTS - Continued

## FUNCTIONALITY CRITERIA – Summary

Table 2 of T1.2

Functionality Criteria	Minimum	Maximum	BIDDERS SELF SCORE
Relevant Company Experience	20 Points	30 Points	
<b>Experience of Key Personnel</b>			
Contracts Manager Qualifications	10 Points	10 Points	
Contracts Manager: Relevant Project Experience	20 Points	30 Points	
Construction Manager: Relevant Project Experience	20 Points	30 Points	
<b>Total</b>	<b>70 Points</b>	<b>100 Points</b>	

# PRICE

## Evaluation of Price

This is the final stage of the evaluation process, unless prescribed Objective Criteria are used, and will be based on the Preferential Procurement Policy. Bidders will be ranked by applying the preferential point scoring 80/20 for bids with the rand value below R50 million. A maximum of 80 points is allocated for price based on the following formula:

$$P_s = 80 \left( 1 - \frac{P_t - P_{min}}{P_{min}} \right)$$

Where:

$P_s$	=	Points scored for price of tender under consideration
$P_t$	=	Price of tender under consideration
$P_{min}$	=	Price of lowest acceptable tender

**NB: The Form of Offer C1.1 will be the single reference to determine price portion of this bid**

# PREFERENCE

## Evaluation of Preference

ACSA will score specific goals out of 20 in accordance with the PPP Regulations 2022/2023. If a bidder fails to meet the specific goals as outlined in the table below and submits proof, the bidder will score zero (0) out of 20. ACSA will not disqualify the bidder. See below Specific goals that must be achieved for this bid:

Category	Specific Goals	Score	BIDDER SELF SCORE
		20	
Construction	≥51% owned by Black male and Black women and Black youth and People living with disabilities	20	
	≥51% owned by Black male or Black women or Black youth or People living with disabilities (at least two of the above designated groups must be achieved)	15	
	≥51% owned by Black male or Black women or Black youth or People living with disabilities	10	
	< 51% owned by Black male, Black women, Black youth, People living with disabilities	5	
	Other	0	

# PREFERENCE - Continued

## Evaluation of Preference

### **Bidder to provide proof to support The Preference Points being Claimed.**

- a) Provide an original or certified copy of Valid Sworn Affidavit (Construction) OR
  - b) Valid B-BBEE Certificate from a SANAS accredited rating agency (together with B-BBEE report)
  - c) If bidder is a Joint Venture (JV) – a consolidated B-BBEE certificate from a SANAS accredited agency must be provided (together with B-BBEE report) as prescribed by the B-BBEE Act and its relevant/most recent Codes of Good Practice
- (a) Any other supporting information.



# THE CONTRACT : GCC 3<sup>rd</sup> Edition 2025



**AIRPORTS COMPANY SOUTH AFRICA**

**GEORGE AIRPORT**

**TENDER NO.: GRJ7711/2024/RFP**

**AIRPORTS COMPANY SOUTH AFRICA SOC LIMITED**

**PROJECT NAME AND NUMBER. GEORGE ARFF AND SIMULATOR ROAD UPGRADE**

**TITLE OF PROJECT: CONTRACTOR APPOINTMENT FOR THE CONSTRUCTION OF AIRSIDE RESCUE AND FIRE FIGHTING (ARFF) EMERGENCY ROADS AND UPGRADING OF SIMULATOR CONTROLS AT GEORGE AIRPORT, FOR A PERIOD OF 6 MONTHS**

**TENDER REFERENCE NUMBER: GRJ7711/2024/RFP**

**GCC: GENERAL CONDITIONS OF CONTRACT FOR CONSTRUCTION WORKS (Third Edition) 2015**

Between **AIRPORTS COMPANY SOUTH AFRICA SOC LIMITED**  
Applicable at George Airport

(Registration Number: 1993/004149/30)

and

(Registration Number: \_\_\_\_\_)

for **CONTRACTOR APPOINTMENT FOR THE CONSTRUCTION OF AIRSIDE RESCUE AND FIRE FIGHTING (ARFF) EMERGENCY ROADS AND UPGRADING OF SIMULATOR CONTROLS AT GEORGE AIRPORT, FOR A PERIOD OF 6 MONTHS**

Contents:	No of pages
Part C1 Agreements & Contract Data	[•To be updated
Part C2 Pricing Data	[•
Part C3 Scope of Works	[•
Part C4 Site Information	[•

## VOLUME 2

**NAME OF BIDDER.....**

# FORM OF OFFER – Volume 2

AIRPORTS COMPANY SOUTH AFRICA  
TENDER NO. GRJ7711/2024/RFP

Contractor

CONTRACTOR APPOINTMENT FOR THE CONSTRUCTION OF AIRSIDE RESCUE AND FIRE FIGHTING (ARFF) EMERGENCY ROADS AND UPGRADING OF SIMULATOR CONTROLS AT GEORGE AIRPORT, FOR A PERIOD OF 6 MONTHS

## C1. AGREEMENT AND CONTRACT DATA

### C1.1 Form of Offer and Acceptance – Agreement

#### OFFER

The Employer, identified in the Acceptance signature block, has solicited offers to enter into a contract for the procurement of:

**TENDER No. GRJ7711/2024/RFP: CONTRACTOR APPOINTMENT FOR THE CONSTRUCTION OF AIRSIDE RESCUE AND FIRE FIGHTING (ARFF) EMERGENCY ROADS AND UPGRADING OF SIMULATOR CONTROLS AT GEORGE AIRPORT, FOR A PERIOD OF 6 MONTHS (AND 12 MONTHS DEFECTS LIABILITY AND MAINTENANCE PERIOD)**

The Tenderer, identified in the Offer signature block, has examined the documents listed in the Tender Data and addenda thereto as listed in the Returnable Schedules, and by submitting this Offer has accepted the Conditions of Tender.

By the representative of the Tenderer, deemed to be duly authorised, signing this part of this Form of Offer and Acceptance, the Tenderer offers to perform all of the obligations and liabilities of the Contractor under the contract including compliance with all its terms and conditions according to their true intent and meaning for an amount to be determined in accordance with the conditions of contract identified in the Contract Data.

THE OFFERED ALL INCLUSIVE TOTAL (CARRIED FORWARD FROM THE CALCULATION OF CONTRACT SUM IN PART C2.2) IS:	
	Rand (in words)
R	(in figures)

This offer may be accepted by the Employer by signing the Acceptance part of this Form of Offer and Acceptance and returning one copy of this document to the Tenderer before the end of the period of validity stated in the Tender Data, whereupon the Tenderer becomes the party named as the Contractor in the conditions of contract identified in the Contract Data.

For the Tenderer:	
Signature(s)	
Name(s)	
Date	
Capacity	
Organisation name	
Organisation address	
Witness:	
Signature	
Name	
Date	

# SCOPE OF WORKS AND PRICING SCHEDULE

TECHNICAL TEAM TO PRESENT



# TECHNICAL REQUIREMENTS

Functionality Evaluation		
Selection Criteria	Max Score	Min Score
<p><b>Company experience</b></p> <p>Bidder to provide proof of completed relevant Civil Engineering infrastructure projects within the last 10 years. Completed relevant civil engineering infrastructure projects is defined as successfully completed civil projects that may include one or more or all of the following elements: Roadworks, stormwater infrastructure, and civil building works. Construction cost of each completed project must be a minimum of R 5 million (Incl. VAT). Refer to Form A5 for schedule of tenderers experience: Information in the schedule may correspond with the Certificate of Completion and Reference Letter</p> <p>Points per qualifying completed project will be allocated as below:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 4 or more Projects - 30 points (Max)</li> <li><input type="checkbox"/> 3 Projects - 20 points (Min)</li> <li><input type="checkbox"/> Less than 3 projects - 0 points</li> </ul>	30	20

**Note: Copy of the project Certificate of Completion and Client Reference Letter for each project to be attached**

# TECHNICAL REQUIREMENTS

Functionality Evaluation		
Selection Criteria	Max Score	Min Score
<b>Contracts Manager</b>		
Contracts Manager must be in possession of an N6 certificate or diploma(s) or B-Tech or Honors degree or Master's degree or Doctorate in Civil Engineering that is SAQA accredited.	10	10
<b>Projects work Experience post qualification:</b> Provide proof of completed relevant projects. Completed relevant civil engineering infrastructure projects experience is defined as successfully completed civil projects that may include one or more or all of the following elements: Roadworks, stormwater infrastructure, and civil building works. Construction cost of each completed project must be a minimum of R 5 million (Incl. VAT). Points per qualifying completed project will be allocated as below:		
<input type="checkbox"/> 4 or more Projects                    -                    30 points (Max) <input type="checkbox"/> 3 Projects                                        -                    20 points (Min) <input type="checkbox"/> Less than 3 projects                    -                    0 points	30	20

**Note: The role of the resource and the value of the project must be specified in the updated CV**

# TECHNICAL REQUIREMENTS

Functionality Evaluation		
Selection Criteria	Max Score	Min Score
<p><b>Construction Manager</b></p> <p><b>Relevant Project Experience:</b></p> <p>Provide proof of completed relevant projects. Completed relevant civil engineering infrastructure projects experience is defined as successfully completed civil projects that may include one or more or all of the following elements: Roadworks, stormwater infrastructure, and civil building works.</p> <p>Construction cost of each completed project must be a minimum of R 5 million (Incl. VAT).</p> <p>Points per qualifying completed project will be allocated as below:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 4 or more Projects - 30 points (Max)</li> <li><input type="checkbox"/> 3 Projects - 20 points (Min)</li> <li><input type="checkbox"/> Less than 3 projects - 0 points</li> </ul>	30	20

**Note: The role of the resource and the value of the project must be specified in the updated CV**

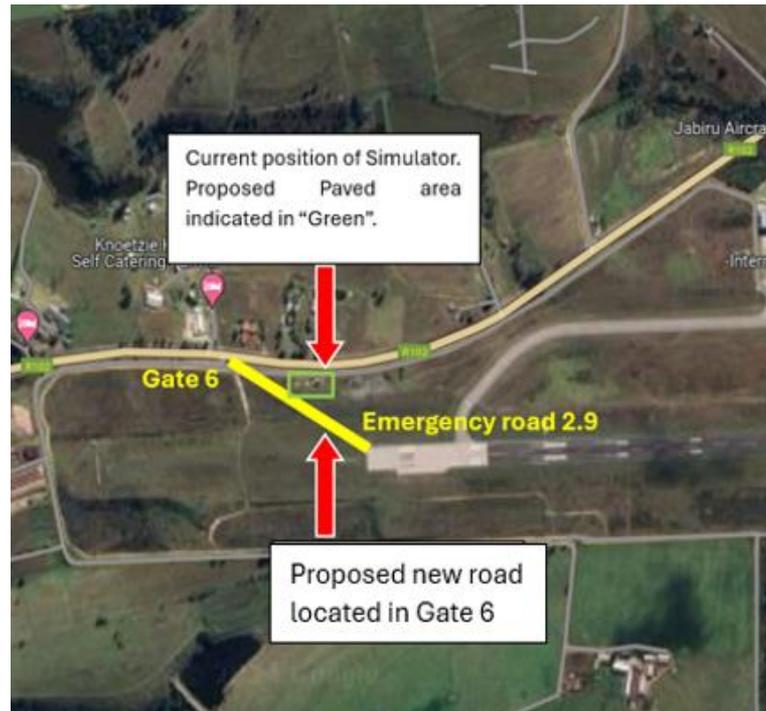
# SCOPE OF WORKS – BACKGROUND

The project section consists of two work zones located airside at George Airport, located in George, Western Cape, South Africa. The construction of the emergency roads is aimed at ensuring that the ARFF Department maintains the minimum response times possible if there is an emergency since there are no emergency exit roads to the Perimeter Gates (6 & 9) and exits from the RWY11/29 and from the ARFF Simulator to the Fire and Rescue Department.



# SCOPE OF WORKS – BACKGROUND

The South African Civil Aviation Authority (SACAA) noted that the simulator controls at George Airport are non-compliant due to outdated controls and severely damaged fuel pipes. Consequently, an upgrade and relocation of certain simulator controls and other services are necessary. This will accommodate the new RWY 11 to Gate 6 Road and ensure the simulator controls meet current standards.



# SCOPE OF WORKS – EXTENT OF THE WORKS

The description of the work contained in the Extent of Work is merely an outline of the work to be executed in terms of the contract and shall not limit the work to be carried out by the Contractor.

## **General Works included in this contract will mainly consist of the following:**

- Establishment,
- Excavation and removal of the existing in situ material,
- Pre-treatment of the roadbed followed by the construction of a 150 mm G9 layer lower selected, 150mm G7 upper selected, 150mm G5 base, 125 mm G2 Base and 40mm AC Asphalt surfacing.
- The work will also involve the upgrading of area around the simulator as well as upgrading the simulator controls through the construction of a concrete hardstand around the fire training rig, upgrading of simulator pipes and housing, and the placement of steel crash barriers to protect the fuel storage facility.

# DETAILED SCOPE OF WORKS - Continued



## Establishment

Establishment includes, but not limited to:

- The establishment on site, including the provision of facilities for the Employer's Agent, including a material testing laboratory facility (commercial laboratory).
- Completion of safety training including but not limited to Airside Inductions, AVOP and Security Permits as indicated in the Manual for Working Airside — Volume 5.
- The supply of plant, labour, tools, equipment and materials necessary to complete the work.
- Topographical survey and setting out of the Works.
- Completion of relevant OHS and labour requirements applications and files all in compliance with the Manual for Working Airside — Volume 5
- Compliance with the ACSA Environmental Specifications
- Compile and submit a quality management plan for approval by the Employer's Agent.
- Undertaking of asphalt mix designs and trials in compliance with specifications.
- Cleaning of the construction area after each work shift to the satisfaction of AM staff.
- Programming the construction works.

## Excavation and removal of the existing in situ material

Excavation and removal of the existing in situ material includes, but not limited to:

- Clearing and Grubbing
- Loading and Hauling
- General requirements and trenching for services and drainage facilities
- Cut materials

# DETAILED SCOPE OF WORKS – Continued

## Upgrading of area around the simulator

The simulator training rig shall be upgraded through the placement of a concrete hardstand with the following layerworks:

- 200mm 40MPa Concrete Slab Surfacing
- 125mm C4 (G5 @ 2% Cement) Base
- 150 mm G5 Subbase
- 150 mm G7 Upper Selected-Layer
- 150 mm G9 Lower Selected-Layer

The Upgrading of the simulator area includes, but not limited to:

- The construction of concrete hardstand around the fire training rig with supporting pavement layers.
- The construction of a simulator control housing facility
- The placement of steel-crash barriers
- The upgrading of the simulator infrastructure (work to be done by specialised sub-contractors)

## Pre-treatment of the roadbed followed by the construction

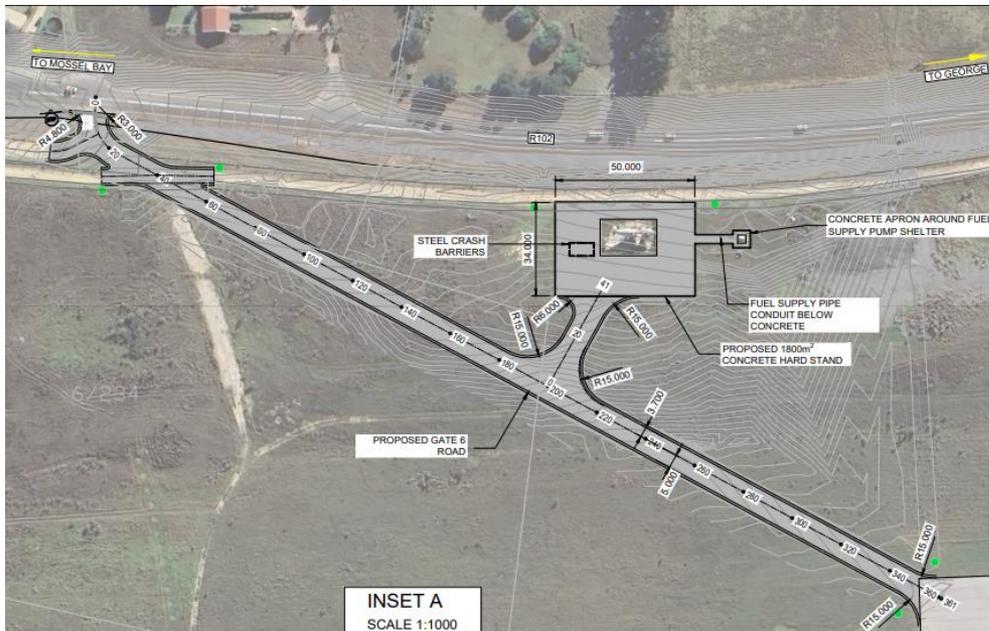
Pre-treatment of the roadbed followed by the construction includes, but not limited to:

- The preparation of the roadbed and construction of pavement layers works for the emergency roads through:
  - 150mm rip and recompact of in situ material,
  - the placement and compaction of 150 mm G9 layer lower selected,
  - 150mm G7 upper selected,
  - 150mm G5 base,
  - 125 mm G2 Base and
  - 40mm AC Asphalt surfacing.

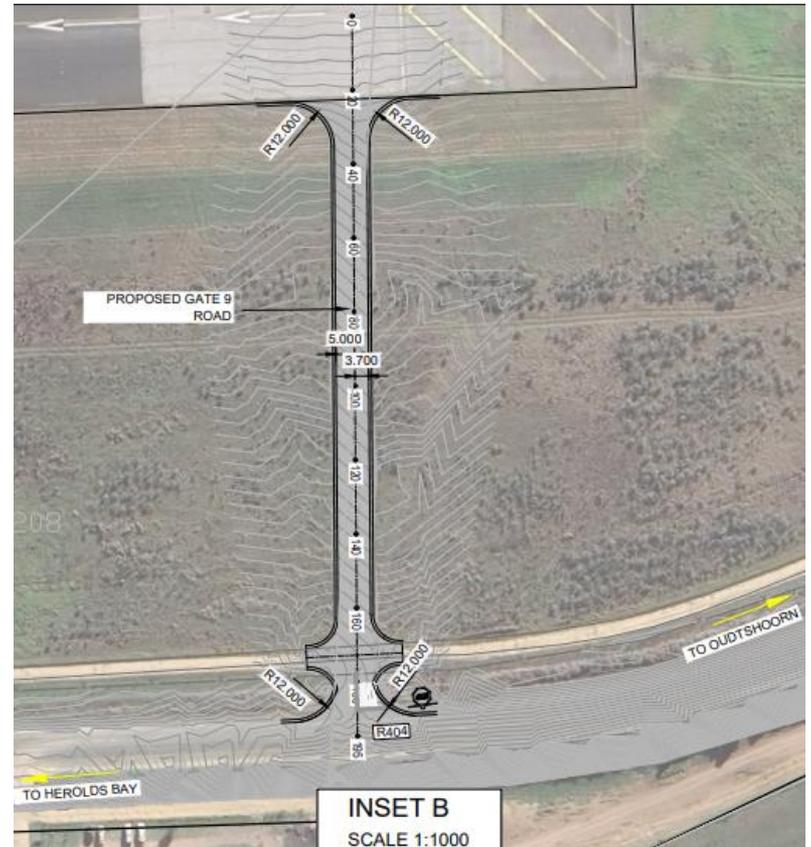
# DETAILED SCOPE OF WORKS – Continued



## Gate 6 and Simulator Controls



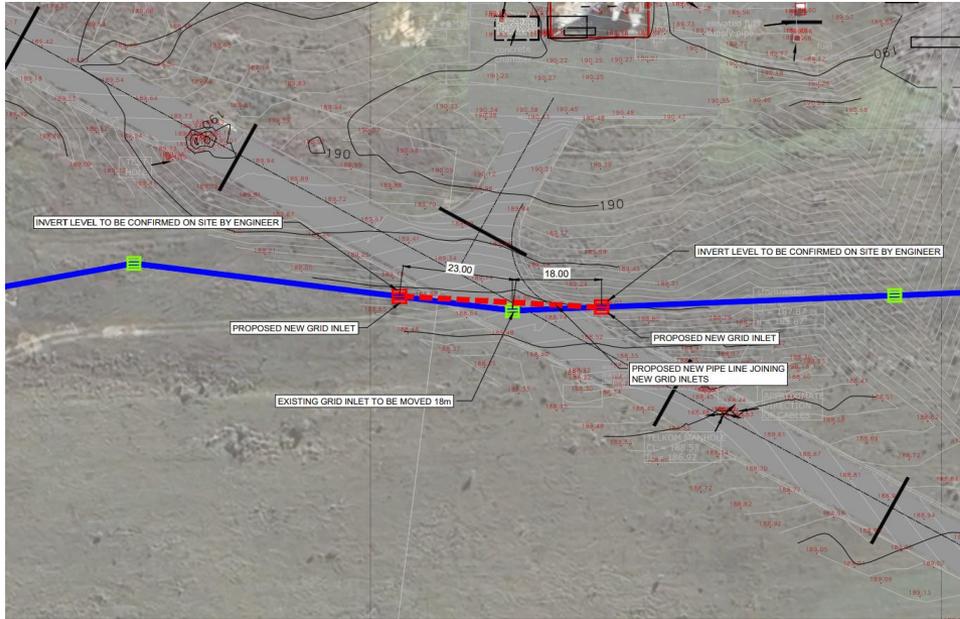
## Gate 9



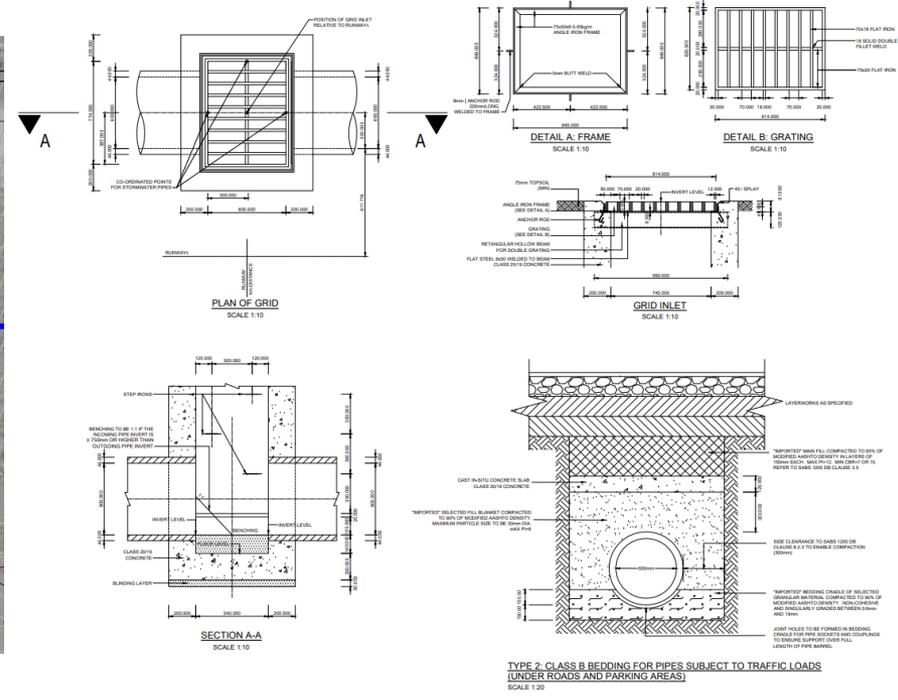
# DETAILED SCOPE OF WORKS – Continued



## Stormwater Grid-inlet to be relocated:

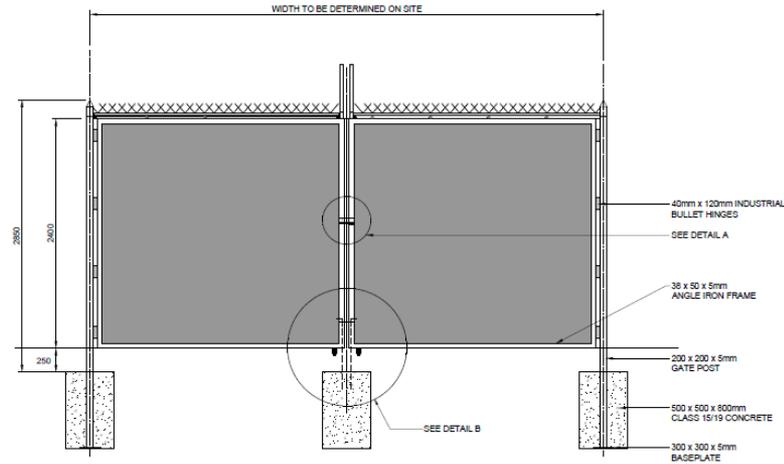


-  EXISTING STORMWATER PIPELINE
-  PROPOSED NEW STORMWATER PIPELINE
-  EXISTING GRID INLET
-  PROPOSED NEW POSITION



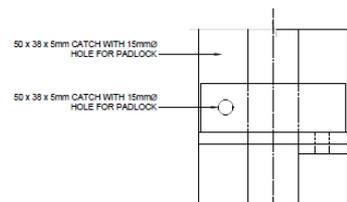
# DETAILED SCOPE OF WORKS – Continued

## Gate 6 and 9 Swing Gate Upgrade



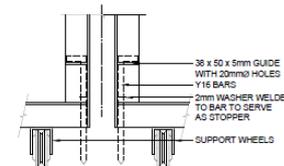
**DOUBLE SWING GATE FRONT ELEVATION**

SCALE: 1:25



**DETAIL A  
(FRONT ELEVATION)**

SCALE: 1:2



**DETAIL B  
(BACK ELEVATION)**

SCALE: 1:10

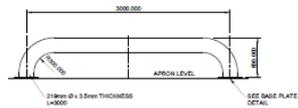
**NOTE:**

1. GENERAL:
  - 1.1 ALL MATERIAL AND WORKMANSHIP MUST COMPLY WITH THE REQUIREMENTS OF THE LATEST RELEVANT SANS SPECIFICATIONS.
  - 1.2 ALL DIMENSIONS ARE IN MILLIMETRES. (UNLESS OTHERWISE SPECIFIED)
  - 1.3 DO NOT SCALE FROM THESE DRAWINGS.
  - 1.4 ALL DIMENSIONS MUST BE CHECKED AND APPROVED ON SITE.
  - 1.5 ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR MUNICIPAL CIVIL ENGINEERING WORKS.
  - 1.6 THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS. (IF APPLICABLE).
2. CONCRETE:
  - 2.1 ALL EXCAVATIONS FOR BASES AND FOOTINGS MUST BE INSPECTED AND APPROVED IN WRITING BY THE ENGINEER BEFORE CONCRETE IS PLACED.
3. STEELWORK:
  - 3.1 STRUCTURAL STEEL SHALL BE GRADE 300W UNLESS OTHERWISE INDICATED OR SPECIFIED.
  - 3.2 COLD FORMED SECTIONS SHALL BE MADE FROM COMMERCIAL QUALITY STEEL UNLESS OTHERWISE SPECIFIED.
  - 3.3 HOLDING DOWN BOLTS SHALL BE OF THE GRADE SPECIFIED ON THE DRAWINGS.
  - 3.4 ALL WELDED MESH SECURITY / SAFETY FENCING TO BE GALVANIZED MARINE FUSION BOND COATED (AOD MODIFIED).



# DETAILED SCOPE OF WORKS – Continued

## Steel crash barriers to protect oil-water separator



TYPICAL 3m STEEL BARRIER ELEVATION  
SCALE 1:25



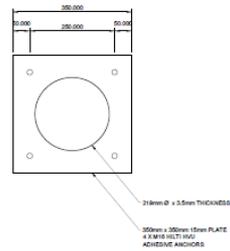
PLAN  
SCALE 1:25



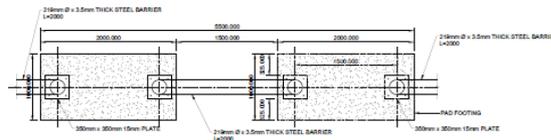
TYPICAL 2m STEEL BARRIER ELEVATION  
SCALE 1:25



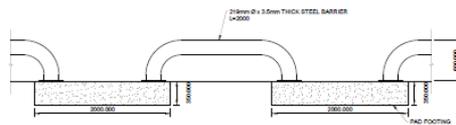
PLAN  
SCALE 1:25



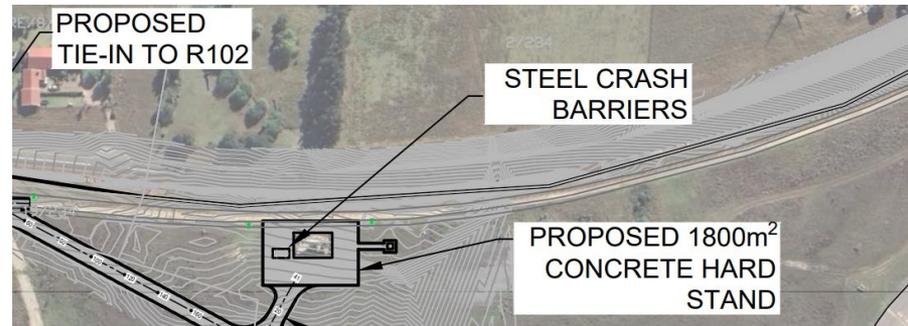
BASE PLATE DETAIL  
SCALE 1:5



TYPICAL STEEL BARRIER ARRANGEMENT PLAN  
SCALE 1:25

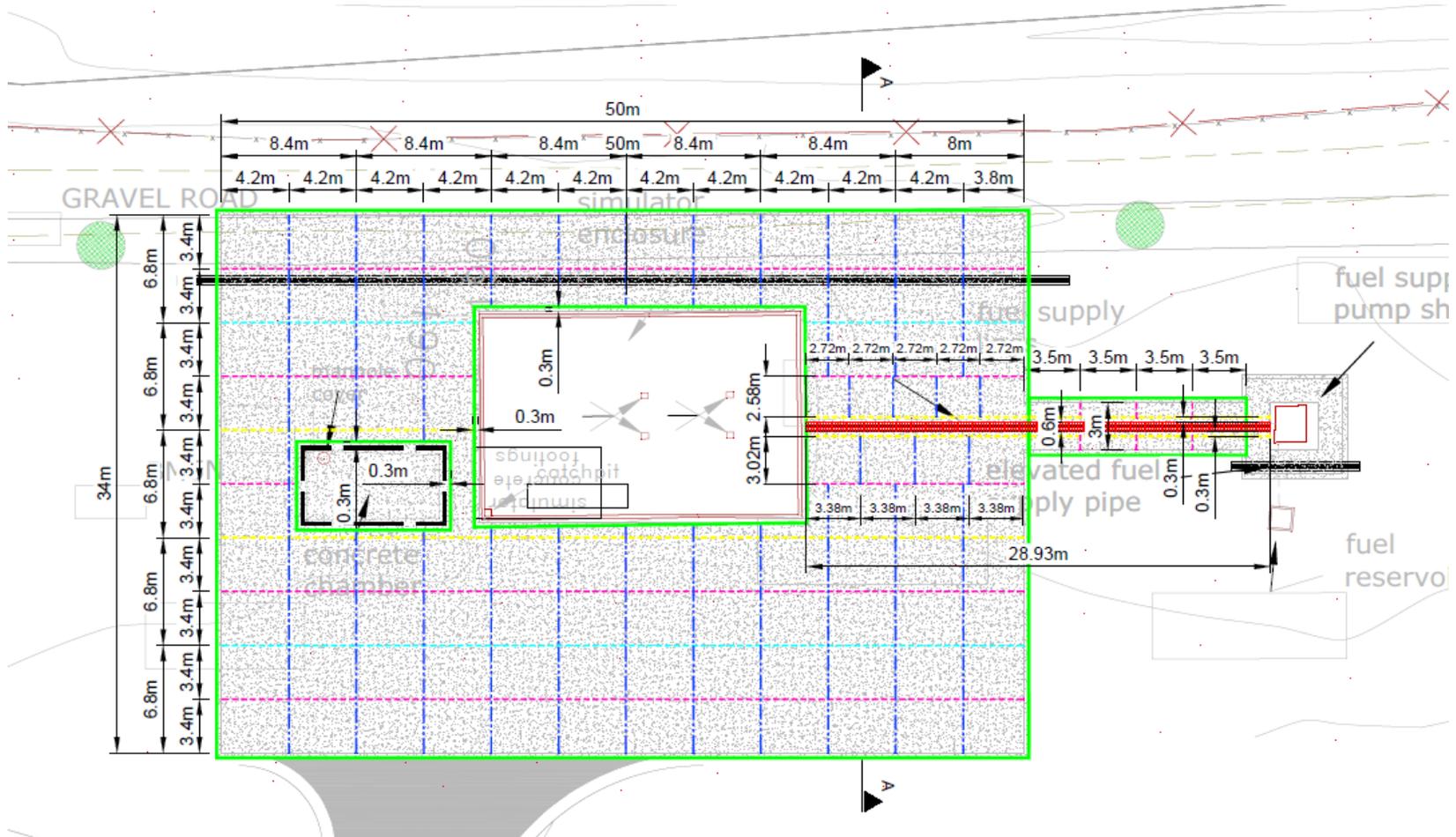


ELEVATION  
SCALE 1:25



# DETAILED SCOPE OF WORKS – Continued

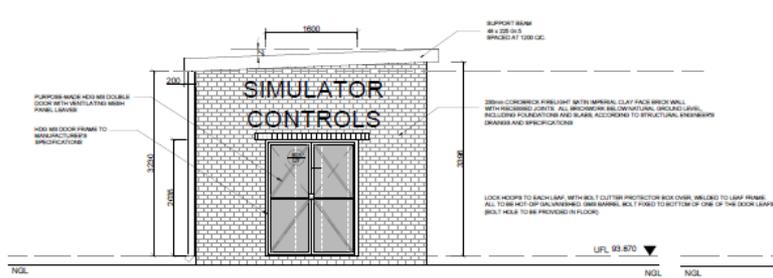
## Concrete Hardstand by Simulator Controls



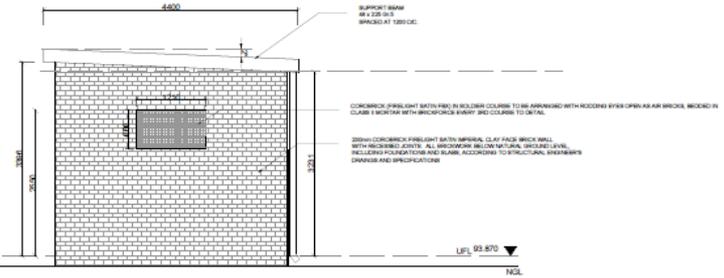
# DETAILED SCOPE OF WORKS – Continued



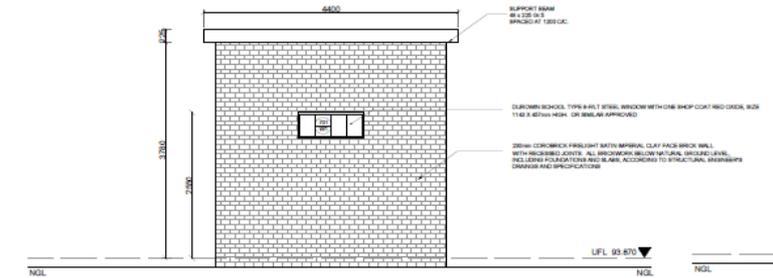
## Simulator Control Housing



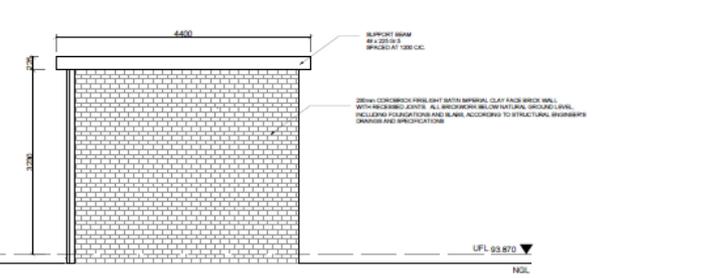
ELEVATION 1  
SCALE 1:50



ELEVATION 2  
SCALE 1:50



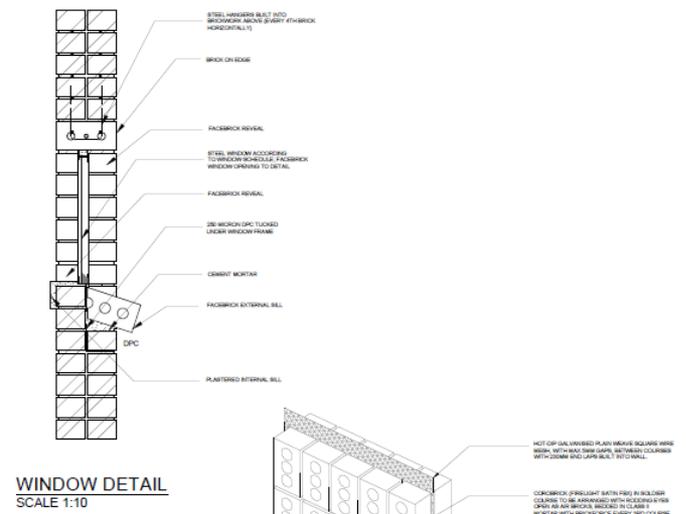
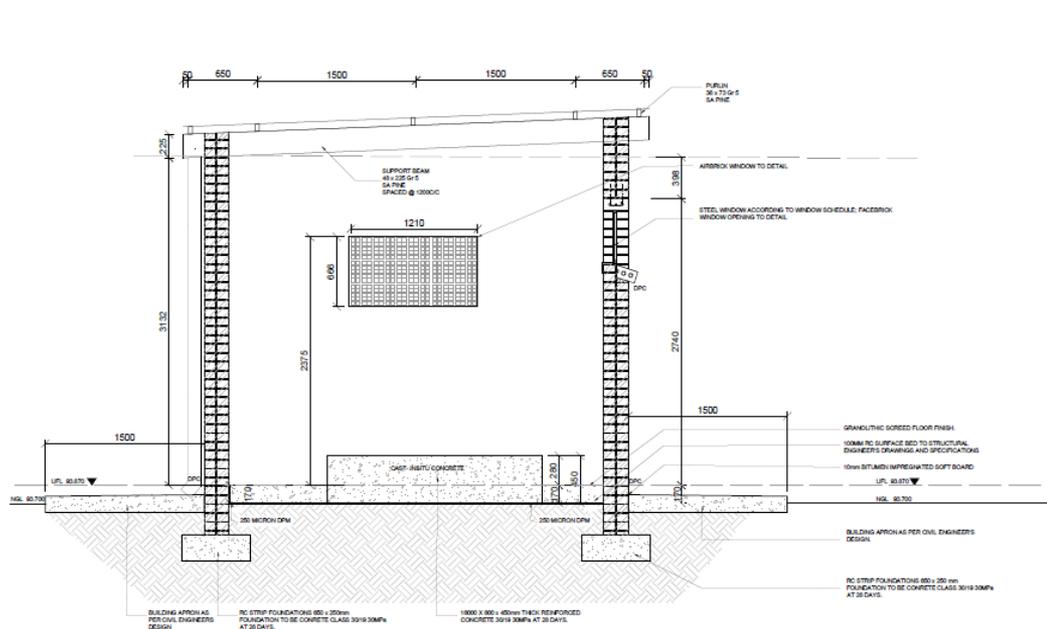
ELEVATION 3  
SCALE 1:50



ELEVATION 4  
SCALE 1:50

# DETAILED SCOPE OF WORKS – Continued

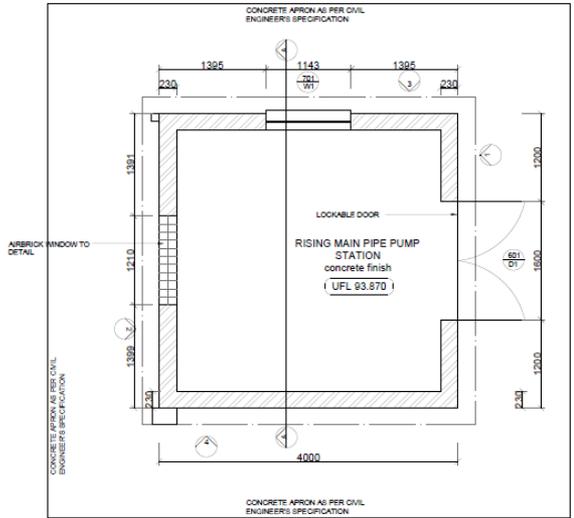
## Simulator Control Housing



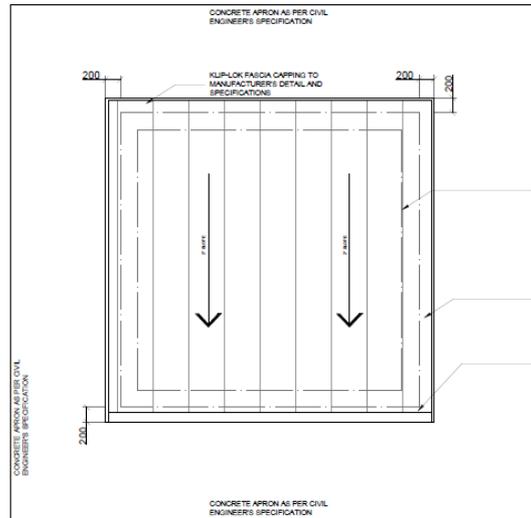
# DETAILED SCOPE OF WORKS – Continued

Confidential

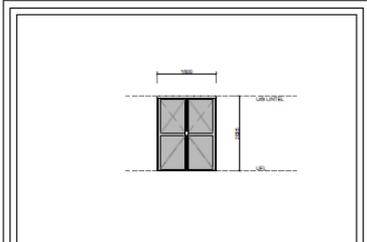
## Simulator Control Housing



FLOOR PLAN  
SCALE 1:25

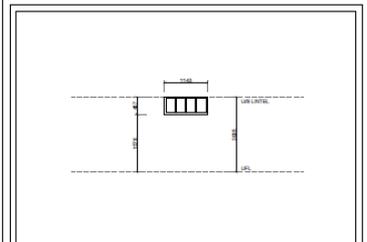


ROOF PLAN  
SCALE 1:25



<b>601</b>	<b>T1</b>	AMOUNT: 01 DOOR
PURPOSE: WIDE VIEW DOUBLE DOOR WITH VENTILATED MESH PANEL LEAVES		
FRAME	400 MM DOOR FRAME TO MANUFACTURER'S SPECIFICATIONS	
LEAF	400 MM WIDE SECTION FRAMED DOOR LEAFS INCLUDING 400 MM WIDE SECTION CROSS BRACING WITH MESH PANEL MESH LEAVES WERE WIND AND FIRE RATED, TO MANUFACTURER'S SPECIFICATIONS	
LINTEL	200 MM FRAME LINTEL	
MESH	16 MM WIND AND FIRE RATED MESH TO DOOR FRAME AND WELDED TO LEAF FRAMES ALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS	
GLAZING	NONE	
THRESHOLD	CONTINUOUS BURIED WITH FINL TO OUTSIDE	
FINISH/CONCRETE	LOCK LEAVES TO EACH LEAF WITH MESH CUTTING PROTECTION MESH OVER, WELDED TO LEAF FRAMES. ALL TO BE 400 MM WIND AND FIRE RATED. WIND AND FIRE RATED MESH TO BE PROVIDED IN ALL CASES (MULTI-HOLE TO BE PROVIDED IN ALL CASES)	
EQUIPMENT	LOCK BY STRIKE	
NOTE	ALL RISER AND OPENINGS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE	

DOOR SCHEDULE  
SCALE 1:50



<b>701</b>	<b>T1</b>	AMOUNT: 10 WIND
PURPOSE: WIDE VIEW DOUBLE WINDOW WITH ONE SHEET GLASS AND ONE SHEET GLASS WITH MESH PANEL LEAVES		
FRAME	400 MM WINDOW FRAME TO MANUFACTURER'S SPECIFICATIONS	
GLAZING	3MM CLEAR GLASS	
MECHANISM	NONE	
SILL INT	FLUSHED SILL AS PER DETAIL	
SILL EXT	ENGULF FINISHED SILL AS PER DETAIL	
FINISH/CONCRETE	NONE	
NOTE	ALL RISER AND OPENINGS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE ALL STEEL WINDOW FRAMES TO COMPLY WITH SANS 1027 ALL GLASS TO COMPLY WITH SANS 800	

WINDOW SCHEDULE  
SCALE 1:50

# DETAILED SCOPE OF WORKS – Continued

## Simulator Controls – Status Quo



Specialist Subcontractor will be appointed by contractor in order to upgrade simulator controls. Contractor to rehabilitate contaminated soil and place steel grating over new pipeline

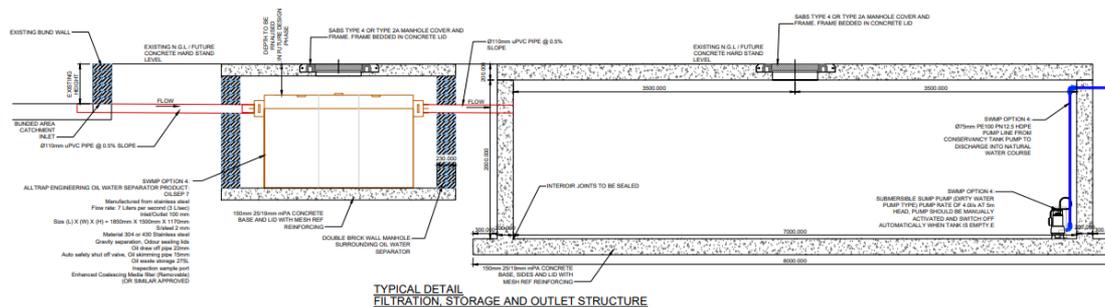
PSC1.4.10	Specialist Subcontractors				
	(a) Subcontracting specialist contractors	Provisional Sum	1,00	R 600 000,00	R 600 000,00

PSC3.1.25	Placement of trench drains and steel gratings	Provisional sum	1	R 225 000,00	R 225 000,00
PSC3.1.26	Rehabilitation of soil due to fuel leak contamination	Provisional sum	1	R 15 000,00	R 15 000,00

# DETAILED SCOPE OF WORKS – Continued

Oil-water Separator: Four options were proposed; however, Option 4 was recommended. Final confirmation from ACSA regarding their preferred option is still pending.

PSC3.1.27	Oil-water Separator and other relevant facility	Provisional sum	1	R 550 000,00	R 550 000,00
-----------	---	-----------------	---	--------------	--------------



# TECHNICAL REQUIREMENTS / SPECIFICATIONS

The Contract Document is to be read in conjunction with:

- COTO
- ICAO
- SANS 1200
- SANS 10400
- Drawings issued for Construction
- Other instructions/documentation issued by the Employer / Employer's Agent

# TECHNICAL REQUIREMENTS / SPECIFICATIONS

## PART B AMENDMENTS TO THE STANDARD SPECIFICATIONS

### PROJECT SPECIFICATIONS RELATING TO THE STANDARD SPECIFICATIONS AND OTHER ADDITIONAL SPECIFICATIONS

#### PART PSA1.4.3: GENERAL

From the following text under C1.4 Part A1.4.3 - General:

*The ownership of all offices, laboratories, housing, sanitary facilities, laboratory equipment, furniture, office equipment and other items provided by the Contractor shall revert to the Contractor when the Engineer confirms in writing that he no longer requires them. The Contractor shall then remove them from the site or terminate the rental lease for any rented buildings.*

Replace with:

*The ownership of all offices, laboratories, housing, sanitary facilities, laboratory equipment, furniture, office equipment and other items provided by the Contractor shall revert to the Client when the Engineer confirms in writing that he no longer requires them. The Contractor shall handover the ownership to the Employer and move the facilities to an area designated by the Employer (where applicable).*

#### PART C MEASUREMENT AND PAYMENT

Add the following new payment item.

#### PSC1.4 MEASUREMENT AND PAYMENT

Item	Unit
PSC1.4.9 Office Facilities for Engineer.....	Prov Sum

The rate for PSC1.4.9 shall be for the procurement, supply, delivery and installation of a site office container, two office chairs, two 220/250-volt power outlet, provision of Wi-Fi, provision of a complete 220/250 volt single phase electrical installation (including all poles, insulators, wiring, switchboards, mains connection, meters, etc.), Printing facilities, Notice and White board, Fire extinguisher, air-conditioning unit, A3/A4 papers, and First Aid Kit. All these resources shall be provided for the Engineer.

## CHAPTER 1.5 ACCOMMODATION OF TRAFFIC

### PART C: MEASUREMENT AND PAYMENT

Add the following new payment item.

#### PSC1.5 MEASUREMENT AND PAYMENT

Item	Unit
<b>PSC1.5.13 Penalties</b>	
(a) Fixed penalties per occurrence .....	number (No)
(b) Time related penalties.....	hr
(c) Road Closure not approved by the Engineer (Time related penalty).....	hr

Failure or refusal on the part of the contractor to take the necessary steps to ensure the safety and convenience of the travelling public, accommodation of traffic, plant and personnel in accordance with these specifications or as required by statutory authorities or ordered by the engineer, shall be sufficient cause for the engineer to apply penalties as follows:

(a) In sub item PSC 1.5.13 (a) a fixed penalty of R 5 000, 00 per occurrence shall be deducted for each and every occurrence of non-compliance with any of the requirements of chapter 1.5 of the standard specifications and chapter PS1.5 of the project specifications.

(b) In sub item PSC1.5.13(b) a time-related penalty of R 2 000,00 per hour over and above the fixed penalty shall be deducted for non-compliance to rectify any defects in the accommodation of traffic within the allowable time after the engineer has given an instruction to this effect. The engineer's instruction shall state the allowable time, which shall be the time in hours for reinstatement of the defects. Should the contractor fail to adhere to this instruction, the time-related penalty shall be applied from the time the instruction was given.

# TECHNICAL REQUIREMENTS / SPECIFICATIONS

## CHAPTER 2.2 DRY SERVICES

### PART C: MEASUREMENT AND PAYMENT

Add the following new payment item.

#### PSC2.2 MEASUREMENT AND PAYMENT

Item	Unit
PSC2.2.1 Supply and install flexible, SABS approved 150 mm diameter sleeves for road and hardstand crossings.....	m

The rate for PSC2.2.1 shall be for the supply and installation of sleeves as per positions and depths indicated on the drawings. The rate shall include provision of a drawstring and end caps on both ends of the sleeves.

## CHAPTER 2.4 ENERGY AND OTHER SERVICES

### PART C: MEASUREMENT AND PAYMENT

Add the following new payment item.

#### PSC2.4 MEASUREMENT AND PAYMENT

Item	Unit
PSC2.4.3 Decommissioning and removal of old fuel pipeline.....	Provisional Sum

The rate for PSC2.4.3 shall be for the decommissioning and removal of the old fuel pipeline. The Contractor shall be responsible for the removal and disposal at an appropriate waste facility of the old fuel pipe.

# TECHNICAL REQUIREMENTS / SPECIFICATIONS

## CHAPTER 3.1 DRAINS

### PART C: MEASUREMENT AND PAYMENT

Add the following new payment item.

#### PSC3.1 MEASUREMENT AND PAYMENT

<b>Item</b>	<b>Unit</b>
PSC3.1.25 Placement of trench drains and steel gratings.....	Provisional Sum
PSC3.1.26 Rehabilitation of soil due to fuel leak contamination.....	Provisional Sum
PSC3.1.27 Oil-water Separator and other relevant facility.....	Provisional Sum

The rate for PSC3.1.25 shall be for the supply, delivery, placement, and construction of trench drains and steel grating. The placement and sizing of the trench drains shall be at a depth approved by the Engineer.

The rate for PSC3.1.26 shall be for the investigating the extent of contamination, the disposal of the contaminated soil, and the supply, delivery, placement, and construction of new soil to rehabilitate the environment.

The rate for PSC3.1.27 shall be for the procurement, supply, delivery, placement and installation of the Oil-water Separator and other relevant facilities.

# TECHNICAL REQUIREMENTS / SPECIFICATIONS

## CHAPTER 6.1 CONCRETE LAYERS

### PSC6.1 MEASUREMENT AND PAYMENT

Item	Unit
PSC6.1.2.1(c) Extra over C6.1.2.1 (b) for including structural fibres.....	m <sup>3</sup>

The rate for PSC6.1.2.1(c) shall be for the supply, delivery, placement, and construction of the structural fibres.

## CHAPTER 13.9 STRUCTURAL STEELWORK FOR MINOR STRUCTURES

### PART C: MEASUREMENT AND PAYMENT

Add the following new payment item.

### PSC13.9 MEASUREMENT AND PAYMENT

Item	Unit
PSC13.9.1 Steel Barriers and Gates (Including stoppers locking mechanism) as per drawing no. P23143-TN-02-TD-001 AND P23143-TN-02-FND-001 .....	Prov. Sum

The rate for PSC13.9.1 shall include the supply and installation of the steel barriers and all associated components.

# TECHNICAL REQUIREMENTS / SPECIFICATIONS

## CHAPTER 20 TESTING MATERIALS AND JUDGEMENT OF WORKMANSHIP

### PART C: MEASUREMENT AND PAYMENT

Add the following new payment item.

#### PSC20.1 MEASUREMENT AND PAYMENT

Item	Unit
PSC20.1.6 Material Laboratory	
(a) Materials Laboratory for testing .....	Prov. Sum
(b) Handling costs and profit in respect of subitem PSC20.1.6 (a) .....	Percentage (%)

The item for PSC20.1.6 shall cover costs incurred for Material testing by the appointed Laboratory for Quality Acceptance Control.

#### SANS 10400 BUILDING REGULATIONS SOUTH AFRICA

##### MEASUREMENT AND PAYMENT

Add the following new payment item.

#### SANS10400 MEASUREMENT AND PAYMENT

Item	Unit
PSSANS10400 Construction of Simulator Housing as Per SANS 10400 Regulations, 2022 as per drawing no. P23143-TN-03-ARC-100 & P23143-TN-03-ARC-200. ....	m <sup>2</sup>

The rate for PS SANS10400 shall include the supply and building of the simulator control housing.

# PRICING SCHEDULE – SUMMARY

SCHEDULE A: ROADWORKS - SUMMARY			
CHAPTER	DESCRIPTION	FROM PAGE	AMOUNT
C1.2	GENERAL REQUIREMENTS AND PAYMENT	1	
C1.3	CONTRACTOR'S SITE ESTABLISHMENT AND GENERAL OBLIGATIONS	2	
C1.4	FACILITIES FOR THE ENGINEER	3	
C1.5	ACCOMMODATION OF TRAFFIC	4	
C1.6	CLEARING AND GRUBBING	5	
C1.7	LOADING AND HAULING	6	
C2.1	GENERAL REQUIREMENTS AND TRENCHING FOR SERVICES	7	
C2.2	DRY SERVICES	8	
C2.4	ENERGY AND OTHER SERVICES	9	
C3.1	DRAINS	10	
C3.2	CULVERTS	11	
C3.3	GENERAL REQUIREMENTS AND TRENCHING FOR SERVICES	12	
C4.2	CUT MATERIALS	13	
C4.4	COMMERCIAL MATERIALS	14	
C5.1	ROADBED	15	
C5.3	ROAD PAVEMENT LAYERS	16	
C5.4	STABILISATION	17	
C6.1	CONCRETE LAYERS	18	
C8.1	PRIME COAT	19	
C9.1	ASPHALT LAYERS	20	
C11.1	PITCHING, STONEMWORK, CAST IN SITU CONCRETE FOR PROTECTION AGAINST EROSION	21	
C11.6	ROAD SIGNS	22	
C11.7	ROAD MARKINGS AND ROAD STUDS	23	
C11.8	LANDSCAPING AND PLANTING	24	
C13.9	STRUCTURAL STEELWORK FOR MINOR STRUCTURES	25	
C20.1	TESTING MATERIALS AND JUDGEMENT OF WORKMANSHIP	26	
SANS10400	BUILDING REGULATIONS SOUTH AFRICA	27	
<b>TOTAL SCHEDULE A: ROADWORKS</b>		<b>R</b>	<b>-</b>

# PRICING SCHEDULE – SUMMARY

<b>C2.3 SUMMARY OF BILL OF QUANTITIES</b>	
<b>SCHEDULE</b>	<b>AMOUNT</b>
<b>TOTAL SCHEDULE A: ROADWORKS</b>	
<b>SUBTOTAL 1</b>	
<b>CONTINGENCIES (20% of Subtotal 1)</b>	
<b>SUBTOTAL 2</b>	
<b>CONTRACT PRICE ADJUSTMENT AND RISE &amp; FALL (5% of Subtotal 2)</b>	
<b>SUBTOTAL 3</b>	
<b>VAT (15% of Subtotal 3)</b>	
<b>TOTAL CARRIED FORWARD TO FORM OF OFFER</b>	

Signed on behalf of the Tenderer: ..... (Signature)

Date: .....

Tenderer's Name: ..... (Company Name)

## DISCLAIMER

Kindly note that the responsibility lies with Tenderer to check the tender document and the tender addenda (if issued) to verify that all the information is correct and all changes have been incorporated as no claims will be entertained in this regard afterwards. Accordingly, we confirm that the hard copies of the original tender document and the tender addenda are to be regarded to contain the correct items and quantities.



All enquiries to be directed via email to:  
[CTIATender.Admin@airports.co.za](mailto:CTIATender.Admin@airports.co.za)

**PLEASE NOTE – ZERO CONTACT POLICY (After  
bid submission) – MONDAY 18<sup>TH</sup> AUGUST 2025 @ 12h00 MID-DAY**

# FREQUENTLY ASKED QUESTIONS :

**WHAT IF MY SUBMISSION IS LATE (even by 1 minute)?**

*It will be registered as late and disqualified*

**WHAT IS A NON-RESPONSIVE BID?**

*A non-responsive bid is a bid that does not meet the requirements for each stage mentioned in the bid document and/or not supplying the Tender Preparation and Evaluation Committee with the required statutory documents*

**WHAT HAPPENS IF MY DOCUMENTS HAVE EXPIRED?**

*If your documents have expired, your tender will be non-responsive, unless you can provide proof of application before the Tender closing date*

**DO I NEED TO MEET EVERY REQUIREMENT IN THE MANDATORY STAGE TO QUALIFY FOR THE FUNCTIONALITY PHASE?**

*Yes – this is a gated/hurdled evaluation process. A bidder is required to fully comply with every requirement in the Mandatory Stage as well as the Functionality Stage in order to proceed to PRICE AND PREFERENCE*

**IS IT COMPULSORY TO SUBMIT A C1.1 FORM OF OFFER AND ACCEPTANCE**

*Yes – your submission will be non-responsive – see Mandatory requirements*

**WILL UNRESPONSIVE BIDDERS BE GIVEN AN OPPORTUNITY TO A DE-BRIEFING SESSION?**

*ACSA always promotes the invitation to a de-briefing session – you will be invited to an individual session where the TEAM will take you through the area's of the submission that did not meet the bid criteria – STEP BY STEP.*



Q & A



**THANK  
YOU**

**LOOKING FORWARD TO YOUR BID PROPOSAL –**

