

TENDER NO. 41Q/2026/27



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

SCM - 512

Approved by Branch Manager: 15/07/2024

Version: 5.4

Page 1 of 428

CONTRACT DOCUMENT

FOR THE

THE CONSTRUCTION OF A NEW COMMUNITY TRADING MARKET FACILITY IN THEMBOKWEZI, INCLUDING ASSOCIATED TRADING SPACES, STRUCTURAL WORKS AND ANCILLARY INFRASTRUCTURE

THE TENDER

NOTE:

- The Form of Offer and Acceptance (C1.1) is on **page 43** of this document
- Table 1: Tender Preference Claim Form is on **page 419** of this document

ISSUED BY:	COMPILED BY:	For official use.
ECONOMIC GROWTH PROJECT MANAGEMENT OFFICE CITY OF CAPE TOWN 12 Hertzog Boulevard Cape Town 8001	EAS ENGINEERS SUITE 303 THE LANDING 20 BURG STREET CAPE TOWN 8001	TENDER SERIAL No.:
		SIGNATURES OF CITY OFFICIALS AT TENDER OPENING
		1.
		2.
		3.

February 2015

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

FILE REFERENCE NO:

CITY OF CAPE TOWN

DIRECTORATE: ECONOMIC GROWTH

CONTRACT NO. 41Q/2026/27

THE CONSTRUCTION OF A NEW COMMUNITY TRADING MARKET FACILITY IN THEMBOKWEZI,
INCLUDING ASSOCIATED TRADING SPACES, STRUCTURAL WORKS AND ANCILLARY
INFRASTRUCTURE

General Tender Information

TENDER ADVERTISED	:	07 August 2026
ESTIMATED CIDB CONTRACTOR GRADING	:	6 GB or higher
SITE VISIT/CLARIFICATION MEETING	:	20 th August 2026 @12h00 via Microsoft Teams (Non-Compulsory Clarification Meeting)
VENUE FOR SITE VISIT/CLARIFICATION MEETING	:	Microsoft Teams meeting https://teams.microsoft.com/meet/337227251348328?p=TfGzAKKYcqLc7onp06 Meeting ID: 337 227 251 348 328 Passcode: Qm6XM7tB
CLOSING DATE	:	10 September 2026
CLOSING TIME	:	10h00
CLOSING VENUE	:	Tender Box 234 at the Tender & Quotation Box Office, 2nd Floor (Concourse Level), Civic Centre, 12 Hertzog Boulevard, Cape Town.
TENDER BOX	:	The Tender Document (which includes the Form of Offer and Acceptance) completed in all respects, plus any additional supporting documentation 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**DIRECTORATE: ECONOMIC GROWTH****CONTRACT NO.41Q/2026/27****THE CONSTRUCTION OF A NEW COMMUNITY TRADING MARKET FACILITY IN THEMBOKWEZI, INCLUDING ASSOCIATED TRADING SPACES, STRUCTURAL WORKS AND ANCILLARY INFRASTRUCTURE**

Contents			
Number	Heading	Colour	Page No
THE TENDER			
Part T1: Tendering procedures			
T1.1	Tender Notice and Invitation to Tender	White	3 to 4
T1.2	Tender Data	Pink	4 to 38
THE CONTRACT			
Part C1: Agreements and Contract Data			
C1.1	Form of Offer and Acceptance	Yellow	43 to 46
C1.2	Contract Data (data provided by the Employer)	Yellow	47 to 71
C1.2	Contract Data (data provided by the Contractor)	Yellow	72
C1.3	Form of Performance Guarantee	White	73 to 76
C1.4	Form of Advance Payment Guarantee	White	77 to 77
C1.5	Occupational Health and Safety Agreement	White	78 to 78
C1.6	Protection of the Environment Declaration	White	79 to 79
C1.7	Insurance Broker's Warranty	White	80 to 80
C1.8	Contract of Temporary Employment as Community Liaison Officer	White	81 to 83
Part C2: Pricing data			
C2.1	Pricing Assumptions	Yellow	85 to 86
C2.2	Bills of Quantities (Please refer to Drawings & Tender specifications Annexures)	Yellow	90 to 282
Part C3: Scope of Work			
C3.1	Description of the Works	Blue	285 to 287
C3.2	Engineering	Blue	288 to 291
C3.3	Procurement	Blue	292 to 293
C3.4	Construction	Blue	294 to 296
C3.5	Management	Blue	297 to 305
C3.6	Annexes	Blue	306 to 380
Part C4: Site information			
C4	Site Information	Green	381 to 382
Part C5: Returnable documents			
C5.1	List of Returnable Documents	Yellow	384 to 384
C5.2	Returnable Schedules	Yellow	385 to 428

Part T1: Tendering procedures

	Pages
T1.1 Tender Notice and Invitation to Tender	3 – 4
T1.2 Tender Data.....	5 – 38

CITY OF CAPE TOWN

DIRECTORATE: ECONOMIC GROWTH

CONTRACT NO. 41Q/2026/27

THE CONSTRUCTION OF A NEW COMMUNITY TRADING MARKET FACILITY IN THEMBOKWEZI, INCLUDING ASSOCIATED TRADING SPACES, STRUCTURAL WORKS AND ANCILLARY INFRASTRUCTURE

T1.1 Tender Notice and Invitation to Tender

The **CITY OF CAPE TOWN, DIRECTORATE: ECONOMIC GROWTH**, invites tenders for Tender No. **41Q/2026/27: THE CONSTRUCTION OF A NEW COMMUNITY TRADING MARKET FACILITY IN THEMBOKWEZI, INCLUDING ASSOCIATED TRADING SPACES, STRUCTURAL WORKS AND ANCILLARY INFRASTRUCTURE A**

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 **6GB or higher**.

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, 2nd Floor (Concourse Level), Civic Centre, 12 Hertzog Boulevard, Cape Town.

Documents may be collected during working hours between 08:30 – 15:00 from 07th of August 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. Additional contact details are provided in clause C.1.6.5.6 of the Tender Data.

Queries relating to the issue of these documents may be addressed to scm.tenders26@capetown.gov.za

A non-compulsory but strongly recommended online clarification meeting with representatives of the Employer will take place via Microsoft Teams on the 20th of August 2026.

Microsoft Teams meeting

<https://teams.microsoft.com/meet/337227251348328?p=TfGzAKKYcqLc7onp06>

Meeting ID: 337 227 251 348 328

Passcode: Qm6XM7tB

The closing time for receipt of tenders is as 10am on the 10th September 2026.

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

Tenders may only be submitted on the tender documentation that has been issued. Printed Bills of Quantities, in the same format (that is, layout, billed items and quantities) as those issued electronically by the Employer upon request, may be submitted as stated in the Tender Data.

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

