



**CITY OF CAPE TOWN**  
**ISIXEKO SASEKAPA**  
**STAD KAAPSTAD**

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**Non – Compulsory but Strongly Recommended Clarification Meeting – Online (Skype)**

**186Q/2022/23: Term Tender for the Repairs and Maintenance of Waterproofing to Municipal Facilities within City of Cape Town.**

**Date: 11/11/ 2022**

**Present from City of Cape Town:**

1. Satomola Mphahlele (SM) – Senior Professional Officer: Project Manager
2. Ngoetsana Mpalami (NM) – Senior SCM Practitioner
3. Lihle Cetywayo (LC) - SCM Representative
4. Christopher Sihlalo Mbandazayo (CSM) - SCM Supporter
5. Jaco Blomerus (JB) – Senior Professional Officer in Area 2
6. Peet Botha (PB) – Senior Professional Officer in Area 3
7. Luzuko Mabindla (LM) – Senior Professional in Area 1
8. Zixolile Welemva (ZW) – Assistance Professional Officer

**Tenderers: Potential Tenders in attendance**

<b>Company Name</b>	<b>Company Representative</b>	<b>Contact Details</b>
Sakhikhaya Suppliers	Adrian Petersen	Email: <a href="mailto:adrian@sakhikhaya.co.za">adrian@sakhikhaya.co.za</a> or <a href="mailto:milton@sakhikhaya.co.za">milton@sakhikhaya.co.za</a> Contact No.: 021 9306706
Indawo Construction	Wayne/ Geoffrey Jack	Email: <a href="mailto:info@indawo.biz">info@indawo.biz</a> Contact No.: 0219415000
AR Projects & Developments	Sayed Peters	Email: <a href="mailto:info@arprojects.co.za">info@arprojects.co.za</a> Contact No: 021 201 8896
Build A Way Construction	Peet Lückhoff	Email: <a href="mailto:tenders@buildaway.co.za">tenders@buildaway.co.za</a> or <a href="mailto:peet@buildaway.co.za">peet@buildaway.co.za</a> Contact No.: 021 981 2732
Emcon Construction	Fatima Appels	Email: <a href="mailto:fatima@emcon.co.za">fatima@emcon.co.za</a> Contact No.: 021 761 2640
YRK Civil Projects	Robby Kruger	Contact No.: 021 9875707 or 0846303979
Umkai Building & Civil Works	Umkai Building & Civil Works	Email: <a href="mailto:mark@umkai.co.za">mark@umkai.co.za</a> Contact No.: 084 518 6358

Harcraw	Harcraw	Email: <a href="mailto:info@harcraw.co.za">info@harcraw.co.za</a>
Solcon Builders	Tashreeq Solomons	Email: <a href="mailto:Tashreeq@solconbuilders.co.za">Tashreeq@solconbuilders.co.za</a> Contact No.: 021 705 2392
Leafy Space (Pty) Ltd	Mashudu	Email: <a href="mailto:mashudu@leafyspace.co.za">mashudu@leafyspace.co.za</a> or <a href="mailto:info@leafyspace.co.za">info@leafyspace.co.za</a> Contact No.: 021 569 4632
The Construction Co	Carla Kolbe	Email: <a href="mailto:tenders@theconstructionco.co.za">tenders@theconstructionco.co.za</a>
N1 Group	Luke	Email: <a href="mailto:admin1@n1group.co.za">admin1@n1group.co.za</a>

### **Apologies:**

Mogammad Ismail

### **Welcome and opening:**

SM (Project Manager) opened the meeting and allowed 5 minutes for members to join into the meeting. Meeting commenced at 10h05.

SM (Project Manager) detailed the purpose of meeting in relation to the tender, opened the non-compulsory, but strongly recommended clarification meeting and welcome everyone to the meeting and allow City representatives to introduce themselves.

### **Points to note highlighted by Senior Professional Officer (SM):**

CCT Tender Representative Name: Satomola Mphahlele (Project Manager)

Email: [Satomola.Mphahlele@capetown.gov.za](mailto:Satomola.Mphahlele@capetown.gov.za)

To note: Questions and Queries to be send ahead of the tender closing to SM (Project Manager).

For technical inquiries, please make sure you submit your inquires 7 days before the closing date to Satomola Mphahlele. For SCM compliances, you can forward as well your inquires to SM and she will forward your inquires to Lihle Cetywayo the SCM Representative.

**Framework Contract Document:** Winner-Takes-All Type

**Framework Contract Period:** For a period not exceeding 18 months from Commencement Date

**Works Projects:** Above R0 up to R 3 000 000

### **VOLUME 1 - GENERAL TENDER INFORMATION**

**Advertise Date:** 28 October 2022

**Closing Date:** 28 November 2022 at box number: **124** at 10:00am

Tenderers must make sure they complete the correct document as advertised. Document can be obtained at 2<sup>nd</sup> floor counter, Tenders Opening office for an amount of R300 or alternatively email Satomola Mphahlele a proof of payment so that SCM can forward the tenderer a tender document.

**CIDB Contractor Grading Designation:** 7GB or higher. Must be Active status.

## Procurement procedures

### C.1.6.1 General

Add the following:

For the purposes of this tender, four Areas within the City of Cape Town municipal area have been identified and are outlined in the table below.

Area	Work Areas
Area 1	Work Areas will be anywhere within an Area.  Refer to the drawings for the boundaries of each Area (where ambiguity exists as to the exact location of the boundary, i.e. if the boundary is shown as being directly on a road, then the boundary shall always be either to the north or the east of the road in question). Refer to Tender Document.
Area 2	
Area 3	
Area 4	

The Employer intends to appoint two tenderers (the highest ranked tenderer ("the winner") and in addition a standby of one tenderer for each Area for the allocation of work on a "winner-takes-all" basis in terms of the definitions in C.1.3 above.

Please refer to C.3.11.1 c for manner in which awards would be made.

Tenderers may elect to tender for all Areas or less, as indicated by them in the schedule of rates

Contractors, once appointed and subject to operational requirements, will be invited to execute the Works by means of Works Projects in their Area(s).

Each Works Project shall be in the value range of Above R0 up to R3 000 000 (including contingencies and VAT, but excluding contract price adjustment, if applicable).

The framework contract period shall be for a period not exceeding 18 months from the commencement date of the contract, as stated in Part C1.2 Contract Data.

- *The above means, CCT is intending to appoint 2 Tenderers per Area – The highest ranked and the standby Tenderer for each Area. Therefore, there will be a winner for each area and the Standby for each Area should the Winner refuse a work opportunity (or if his offer is non-responsive/invalid), the work will be allocated to the Standby.*

## C2. Tenderer's obligations

### C.2.1.4.3 Minimum score for functionality

- *Not applicable for this tender*

**C.2.1.1.4 Local Content**

- *Not applicable to this tender.*

**C.2.1.4.5 Compulsory clarification meeting**

- *Not applicable to this tender. The Clarification meeting is non-compulsory, but strongly recommended. Please note that even those tenderers who did not attend this meeting can still submit their tender document.*

**C.2.1.4.6 Pre-qualification criteria for preferential procurement**

- *Not applicable to this tender*

**C.2.1.4.7 Good standing with Bargaining Council**

Only those tenders who submit proof of registration with the **Building Industry Bargaining Council (BIBC)** at time of tender closing will be deemed responsive. Further to this, tenderers who are in good standing with the **Building Industry Bargaining Council (BIBC)** prior to tender award will be declared responsive.

**C.2.10 Pricing the tender offer**

**C.2.10.5** Provide rates for the items specified in Part C2.2 Schedules of Rates only for the Areas tendered for (refer to C.1.6.1). If a nil rate (i.e. "nil" or "0.00") is entered against an item, it will be considered that there is no charge for that item.

**If a rate is not provided for any item in the Schedules of Rates in those schedules for the Area(s) tendered for, such item will be regarded as having a nil rate.**

**C.2.16 Tender offer validity**

**C.2.16.1** The tender offer validity period is 12 weeks (84 days) with an addition of (12) months after the expiry of the original validity period, unless the City is notified in writing of anything to the contrary by the bidder. *(Refer to Clause C.2.16.2 of the tender document).*

**C.2.23.2 Broad-Based Black Economic Empowerment Status Level Documentation**

In order to qualify for preference points, it is the responsibility of the tenderer to submit documentary proof, either as certificates, sworn affidavits or any other requirement prescribed in terms of the B-BBEE Act, of its B-BBEE status level of contribution in accordance with the applicable Codes of good practise.

*- Tenderers are required to submit their B-BBEE status level as indicated on tender document in Construction Sector Code at the tender closing to qualify for preference points.*

**C.1.8 National Treasury Web Based Central Supplier Database (CSD) Registration:**

Tenderer is required to provide a CSD number at the tender closing or alternatively you can submit CSD report.

**VOLUME 2: RETURNABLE DOCUMENTS**

Tenderer are required to complete the returnable schedules in full as accurate as possible. Tenderers are required to submit sufficient information for Bid Evaluation Committee to evaluate their tender documents.

**C1.1 Form of Offer and Acceptance:** To be completed and signed by the delegated authority and be submitted at the tender closing. In a case of Joint Venture (JV), the parties are required to complete the Form of Offer and Acceptance clearly indicating who will be the leading partner.

**Declarations - Schedule 4 and 5 of Returnable Schedules:**

In case of JV, the declaration must be submitted by both parties. JV agreement must be signed by both parties and submitted at tender closing.

**C2.2 Schedules of Rates:** The Tenderers are required to complete the Schedule of rates for all the Areas that the tenderer is tendering for.

*Please note that there is a space for rates for Area 1, 2, 3, and 4 and the tenderer is required to complete the entire pricing schedule for all Areas if the tenderer is tendering for all Areas. The Tenderer is expected to price all the items in the Area that they are tendering for.*

*Please note that there are no preliminaries on the schedule such as site establishment or health & Safety, etc – the expectation is that tenderers are required to provide for the items in their rate build-up.*

**C1.2 Contract Data**

**Part 1: Contract Data provided by the Employer**

The Conditions of Contract are clauses 1 to 30 of the **JBCC Principal Building Agreement (Edition 6.2 of May 2018)**, as prepared by the Joint Building Contracts Committee Inc.

The documents forming the Contract are to be taken as mutually explanatory of one another. For the purposes of interpretation, the priority of the documents shall be in accordance with the following sequence:

- a) the Form of Offer and Acceptance
- b) the Contract Data
- c) JBCC Principal Building Agreement Edition as stated herein
- d) the Drawings
- e) the Scope of Work
- f) the Pricing Data
- g) the Model Preambles for Trades.

**The procedures for the allocation of Works Projects, given below:**

**Stage 1:** Employer prepares Works Project contract document and prices bills of quantities using the contractor's rates for the Area.

**Stage 2:** Contractor collects copy of Works Project contract document and attends a Works Project meeting

**Stage 3:** Contractor submits completed Works Project contract document and Employer allocates Works Project

- *The Employer will prepare the works project, including the bills of quantities using the contractor's rates for the Area. The Contractor's rate for the Area will inform the Bill of Quantities and Employer will prepare Works Project Document and it will send to the Contractor. Then the Contractor and the Employer will then have a Works Project meeting where they will agree on the works that needs to be done. On the third Stage, the Contractor will then accept the Work so that the work can commence.*
- *There is a timeframe to refuse the work and if the Main Contractor refuses the work then the work will be allocated to the Standby Contractor.*

**Site Allocation** – The site allocation throughout Municipal Area of CCT.

**Employer Information:**

- Owner of the Contract is Corporate Services. (Refer to Tender Document).
- Principal Agent: Satomola Mphahlele. (Refer to Tender Document).

**Contract Drawings:**

- There were no construction Drawings advertised with this tender but should there be any specific specification per project that requires drawings, then those drawings will be issued per works project.

**Insurance:**

- Contract works insurance required up to R 2 000 000 for each project.

**Public liability insurance:**

- Public liability insurance is R 20 000 000.

**Fixed Guarantee for Construction:**

- Value of Fixed Guarantee for Construction is R 295 000 per Area.

**Advance Payment:**

- Not Applicable to this tender.

**Contract Price Adjustment Provisions (CPAP):**

- Scheduled rates will be fixed for the first year of the contract period and will be adjusted once in month 12 with the base month being the month prior to the tender closing date and the current month being the 10<sup>th</sup> month of the contract based on Contract Price Adjustment Provisions (CPAP) using STATS SA Statistical Release P0151.

The following work groups are applicable to this Contract:

- Alterations- WG102

- In-situ Finishes- WG142
- Waterproofing- WG120
- Plumbing- WG148

**Part C3: SCOPE OF WORK**

**3.1.1. Employer's Objectives**

The City of Cape Town intends to do Installation, Refurbishment and Maintenance of Waterproofing to Facilities within the City of Cape Town municipal area as and when required for the during of the term contract which is anticipated to be 18 months.

**3.1.3. Extent of the Works**

Work items under this term tender contract may include any one or more of the following:

- Establishment on site by the Contractor
  - The supply of labour, tools, equipment, materials and supervision to complete the work
  - Setting out of the Works
  - Accommodation of vehicular traffic and pedestrians during all construction work
  - Maintenance of the works during and after construction.
  - Installation / adjustment of waterproofing
  - Removal and replacement of waterproofing
  - Ancillary works.
- *Tenderers are expected to be cognizant of the extent of work when compiling your pricing schedule.*

Tenderers must familiarize themselves with the tender document from Volume 1 throughout the tender document, and use the emails above if they require clarity on this tender document during period of advertising.

**Questions and Answers:**

**Q1:** Will it be possible to receive the tender document, as the Areas were not clear when printed in black and white.

**A1:** Yes, Please remember to send to the PM the proof of payment and Lihle Cetywayo will forward the Tender document in PDF.

**Q2:** What is the tender Cap?

**A2:** It is an Ad hoc tender, so we are not entirely sure but it is 80/20 preference point system therefore it is less than R50 million.

**Q3:** Can we received the pricing schedule in excel?

**A3:** Yes, you can receive the pricing schedule in excel.

**Q4:** Can we print the BOQ?

**A4:** Yes, but I would suggest that if you receive the BOQ in excel make sure that what is contained on the BOQ is what is in the tender document because the advertised tender document will always take precedence over what we share electronically.

**Q5:** Just want to clarify that we do not have to quote on all areas, you can pick to price e.g. only Area 1 and 3?

**A5:** Yes, you can price for area 1 and/or 3 as you wish. You don't have to price for all areas but if you pricing for area 1 please make sure that all items in area 1 are priced.

**Q6:** Once we receive the pricing schedule in excel, fill that out and print it out and attach to the tender document?

**A6:** Yes.

**Q7:** As I see in your tender document, it says you must complete the tender document in black ink or your tender document will be disqualify?

**A7:** The ink must be non – erasable and if it's printed we cannot erase it.

**Q8:** Do we have to keep the original pages or remove it?

**A8:** Yes, I do advise that you also keep the original page for pricing schedule even if you have attached the completed excel pricing schedule.

**Q9:** Is Satomola's email in the document? I am struggling to find it.

**A9:** Yes, you can find it on page 6 of the tender document.

**Q10:** Can we write on the BOQ?

**A10:** Yes, you can write on the BOQ as per attached.

Meeting adjourned at 10:45am



