

CLARIFICATION QUESTIONS AND ANSWERS – Batch 1

THE PROVISION OF A MULTI-DISCIPLINARY BUILT ENVIRONMENT PROFESSIONAL TEAM FOR THE CONSTRUCTION OF THE NEW GROUND SUPPORT EQUIPMENT WORKSHOPS PROJECT AT CAPE TOWN INTERNATIONAL AIRPORT FOR A PERIOD OF 36 MONTHS.

TENDER NUMBER: CTIA7892/2025/RFP

IMPORTANT: Tenderers are required to acknowledge this Q&A in their tender submission in the table for RECORD OF ADDENDA TO TENDER DOCUMENTS

Date: 24 June 2025

No.	Questions:	Answers:
1.	Query 1: Form A14 (Page 64, Volume 1 – Bid Document) We note that Form A14 (page 64 of Volume 1) was not discussed during the compulsory briefing meeting. Furthermore, it is marked N/A on the top of the page. Please confirm that this Form is not applicable to this bid and that there are no CPG requirements for this bid.	The form is not applicable to this bid and there are no CPG requirements for the bid.
2.	Query 2: Pricing Schedule – Targeted Procurement Services (Page 75, Volume 2 – Bid Document) We note that in the Pricing Schedule, Item 3.4 (Quantity Surveying Services) is structured on a time basis over a six-month period, with the unit of measure being “per month”. However, Item 3.9 (Targeted Procurement Services) is presented as a lump sum amount. Our concern is that the duration of targeted procurement services may not be fixed and could extend beyond the assumed period. A lump sum basis may therefore not reflect the time-based nature of these services. Should Item 3.9 also not be structured with both a fixed (once-off) component and a variable component linked to a monthly unit rate (similar to Item 3.4), to account for variations in the actual time period required?	The Quantity Surveying & Transformation Agent Services Fee Schedule has been amended. Refer to the updated contract document (Volume 2).

3.	Query 3: Scope of QS Services (Pages 94–95, Volume 1 – Bid Document, Item 3.1.7) We refer to Item 3.1.7 – QS Services on pages 94 and 95: The last point refers to “mutually agreed additional services.” Please clarify what specific services this is intended to cover, and whether these are to be separately remunerated or assumed under the lump sum/time-based rates.	Correction: Scope of QS Services (Pages 94–95, Volume 2 – Contract Document, Item 3.1.7). The mutually agreed services could be additional scope, should a need arise – these services would be covered under contingency.
4.	Query 4: Management of Consultants’ Fee Claims We request clarification regarding the requirement for the management of consultants’ fee claims. According to the SACQSP Gazetted Guideline No. 52152. , this activity is not listed as a deliverable within the professional scope of Quantity Surveyors. Please confirm whether the intention is for the QS to be responsible for managing and reviewing other consultants’ professional fee claims, or whether this responsibility will vest with the Project Manager/Employer’s Representative	Yes, the intention is for the QS to be responsible for managing and reviewing other consultants’ professional fee claims. It will be the responsibility of both the QS and the Project Manager to review and manage the consultants’ fee claims.
5.	Query 5: Scope of QS Services (Pages 94–95, Volume 1 – Bid Document, Item 3.1.7) On page 95, the scope lists “Design development (review and approve designs amended by the Design & Build Contractor and facilitate acceptance of the designs by the Employer).” According to SACQSP Gazetted Guideline No. 52152, this activity falls within the responsibility of the design consultants, not the Quantity Surveyor. Please confirm that this clause does not apply to the QS scope of work.	Correction: Scope of QS Services (Pages 94–95, Volume 2 – Contract Document, Item 3.1.7). The activity has been excluded from the QS’s deliverables. Refer to the amended CIDB Professional Services Contract document (Volume 2).
6.	Query 6: Scope of QS Services (Pages 94–95, Volume 1 – Bid Document, Item 3.1.7) Certain activities listed under Documentation and procurement (Stage 4 for QS Services) (sub-bullet points 2 to 6) are in fact typically Stage 3 deliverables under the SACQSP Gazetted Guideline No. 52152. The pricing schedule does not allow for the separation of fees for Stage 3 and	Correction: Scope of QS Services (Pages 94–95, Volume 2 – Contract Document, Item 3.1.7) Comment.

	Stage 4. Please confirm that these items are required and on which line item they should be priced.	
7.	Query 7: Attendance at Meetings – QS and Transformation Agent Please confirm whether the same individual may fulfil the roles of Quantity Surveyor (QS) and Transformation Agent, and attend meetings in both capacities, or whether these roles are required to be represented by separate individuals at project meetings.	Yes, the same individual may fulfil the roles of Quantity Surveyor (QS) and Transformation Agent and attend meetings in both capacities.
8.	Query 8: Form of Agreement Between the Client and the Design & Build Contractor Please confirm the intended form of contract that the Employer will enter into with the appointed Design and Build Contractor. Our current assumption is that the NEC suite of contracts will apply. If so, please advise which specific NEC option (e.g. NEC3/NEC4, ECC Option A – Priced contract with activity schedule; Option B – Bill of quantities; Option C – Target contract, etc.) will be used, as this will materially impact the Quantity Surveyor’s scope, risk allocation, and pricing of services.	The intended form of contract for a Design and Build contractor is NEC3 ECC Option B – Bill of Quantities.
9.	Query 9: Definition of “Black Youth Majority-Owned Entities” (Page 31 of 145, Volume 1 – Bid Document) The eligibility requirements refer to “Black youth majority-owned entities”. We note that the Construction Sector Codes (Government Gazette No. 41287, 1 December 2017) define Black Designated Groups to include “Black People who are youth as defined in the National Youth Commission Act of 1996”. The Act defines youth as persons between the ages of 14 and 35 years. The Construction Sector Codes further clarify that the qualification is assessed at the date of acquiring rights of ownership in the entity. Our understanding, for the purposes of this tender, a Black person qualifies as “youth” if they were aged between 14 and 35 at the date they acquired ownership in the entity, and this status is not affected if they subsequently exceed the age of 35. Please confirm that our interpretation is correct or alternatively provide the definition of “youth” that will be applied in assessing compliance with this eligibility requirement	In terms of Specific Goals and claiming points for Majority Youth Owned Entities. At the time of bid closure, if a company is owned by the following definition” Construction Sector Codes (Government Gazette No. 41287, 1 December 2017) define Black Designated Groups to include “Black People who are youth as defined in the National Youth Commission Act of 1996”. The Act defines youth as persons between the ages of 14 and 35 years.” If the Bidding entity ownership contains majority youth owned members that fit the above mentioned age category, they will be entitled to claim points. The intention is not to award ‘specific goal’ points for people outside the ‘ majority youth owned entity’ spectrum as it would be defeating the objective of investing in majority youth owned companies. In order for you to be deemed a majority youth

		owned entity – you need to be between the defined age group the the Act mentions. Majority Youth owned, by inference, means that the company still has a majority youth ownership at the time of Bid closure.
10.	This email seeks to find clarity regarding Form A10 of Volume 1 of the above-mentioned bid. Q: It says that bidders are to provide proof of contract values of completed projects. What kind of evidentiary documentation are we expected to provide? Would signed Reference Letters suffice?	Yes, Reference Letters with construction values will suffice. Please refer to the notes under Form A10 which states the following. “Note: Please attach to Form A7 proof of contract values of completed construction projects listed by the Tenderer in the Table located in Form A7”.
11.	What is the anticipated litres of the diesel tanks in the storage facilities? Completion of the remaining works on the 2 building shells which includes concrete surface in the buildings, plastering of walls, plumbing, installation of windows and doors, vehicle inspection pits, paint booth, workstations, and associated wash bay structures and diesel tank storage facilities for each building.	The anticipated capacity is about 1800L. A pdf drawing titled ‘Diesel Tank Storage Layout’ has been uploaded on e-tender.
12.	With regards to bulk infrastructure: a) Is the electrical bulk infrastructure extension to the future service building A part of the scope for this tender or it will be done by others? b) Is the cost of the electrical works inclusive of the sewer pump installation which falls under sewer infrastructure? The site bulk sewer, stormwater and electrical infrastructure has been constructed to service Buildings B&C and will be extended to also service building A. The sewer infrastructure scope of works will include a sewer pump installation.	a) The electrical bulk infrastructure extension will be done by the Design and Build contractor. The consultant’s role will be to monitor the works to ensure compliance with applicable requirements. b) The electrical works is inclusive of the sewer pump installation.

	<table><tr><td colspan="4">f) Electrical and Electronic Engineering Services Fee Schedule</td></tr><tr><td>Item</td><td>Description</td><td>Unit</td><td>Amount (R)</td></tr><tr><td>6</td><td colspan="3">Electrical & Electronic Engineering Services</td></tr><tr><td colspan="4">Estimated Construction Value is: R 5 000 000 (excl. VAT)</td></tr><tr><td>6.1</td><td>Documentation & Procurement</td><td>Sum</td><td></td></tr></table>	f) Electrical and Electronic Engineering Services Fee Schedule				Item	Description	Unit	Amount (R)	6	Electrical & Electronic Engineering Services			Estimated Construction Value is: R 5 000 000 (excl. VAT)				6.1	Documentation & Procurement	Sum		
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13.	Does ACSA have a standard on the CCTV requirements such as coverage, integration with control, and backup power supply?	Yes, these will be shared with a successful bidder.																				
14.	What is the requirements for the GSE charging points - The site bulk sewer, stormwater and electrical infrastructure has been constructed to service Buildings B&C and will be extended to also service building A. The sewer infrastructure scope of works will include a sewer pump installation. - Installation of the GSE Perimeter Fence in line with ACSA security requirements. - Provision and installation of CCTV including interface with ACSA Control - Provide electrical charging points to power Ground Support Equipment.	The requirements will be clarified with a successful bidder.																				
15.	What is the rating of the Thunder City Minisub and does it have capacity for the future 3rd building ? Floodlights have been provided to the front of each building and the electrical main supply point is the Thunder City Mini-Substation. The floodlights have daylight sensors which switches on automatically at low light levels.	The rating of the Minisub which will supply power to the GSE Workshops is 500 kVA. A pdf layout titled 'cable reticulation site plan' has been uploaded on e-tender. The minisub identified has the capacity for the future 3rd building. The project scope includes installation of a minisub dedicated to the GSE site. Note, the following in the Volume 2 document has been amended, Construction of the 3rd building as a Catering Facility (Building A) including its associated infrastructure.																				

	Construction of the 3rd building as a Catering Facility (Building A) including its associated infrastructure. The roof structural and reinforcing steel for the 3rd Building and all three wash bays are currently stored inside Building B. The structural steel stored on site excludes hangar doors for Building A.	
16.	Is the earthing and lightning protection for the existing buildings part of the scope for this tender?	Yes, this will be a requirement in the Design and Build construction tender.
17.	Are generators/backup power required for the facilities?	Not part of the scope.
18.	Additionally for the site visit, can you print out the attached layout of the site for verification, data capturing and markup on the following item: a) Placement area of the new building 3. b) The completed electrical reticulation to the existing building. c) Note any electrical infrastructure in the existing buildings and surroundings. d) Please confirm the location of the Thunder City Minisub and ratings.	This was confirmed during the site inspection held on 27 August 2025. The rating of the Minisub which will supply electricity to the site is 500 kVA. The Thunder City Minisub's electricity supply to the site was a temporary solution.
19.	The Bid document mentions an appointment period of 36-months (Contract Data, clause 1), Clause 1.1 indicates an approximate timeline of 28-months. Do we follow the guidelines of Clause 1.1 as this is important information to consider for pricing purposes.	Yes, bidders are to follow the estimated timelines for pricing purposes.
20.	ACSA indicates that the Contractor will be appointed on a Design and Build Contract, what form of contract is to be followed (FIDIC, NEC, JBCC)?	Intended form of contract is the NEC3 ECC, Option B – Bill of quantities.
21.	Are the as built or record drawings available electronically to the successful bidder in CAD format?	Yes, the As-Built drawings in CAD format will be shared with successful bidder(s).

22.	In the timeframes, it should be noted that this project will require a Construction Work Permit to be issued which will take away 30-days of the construction period as the application to DoEL can only be made once the Contractor and professional team are appointed. No work can commence before the Construction Work Permit number is issued, not even site establishment.	Noted. ACSA fully understands the construction permit requirements.
23.	CPG target of 30%, do these targets relate to the professional team or the appointed contractor?	Not applicable to bid.
24.	Are the Quality Control Records for the completed works (Cube Test Results, Compaction Results, Shop Drawings for Structural Steel, etc.) readily available at tender stage for review by the bidders as we will be taking over work done by others? It is also advisable that these records be included in the Contractor's tender document as an Annexure.	These will be shared with successful bidder(s).
25.	On the pricing schedules, a construction period (stage 5) is indicated as 6-months and further down, construction monitoring of 5-months is indicated and earlier in the bid document a construction period of 7-months is indicated. We would just like to clarify this and if we should price as indicated.	Construction period is 7 months. Refer to the amended CIDB Professional Services Contract document (Volume 2).
26.	Kindly advise if the signed and stamped reference letters we are including for the tenderer can be used for the key personnel as well?	Yes, however reference letters are not a requirement for the key personnel.
27.	We need confirmation from ACSA on whether our proposed tender approach will be accepted – namely that HSA, as Lead Consultant (Project Management), submits the bid and appoints the remaining disciplines (Architectural, QS, Engineering, etc.) as subconsultants. The tender document makes provision for subconsultants under: - Form C2: Proposed Subconsultants – declaration of intention to employ subconsultants, including their details and scope. - Form C3: Subconsultants' Supporting Documents – requiring agreements between Lead Consultant and subconsultants, along with compliance documents (CSD, CIPC, B-BBEE, etc.).	Yes, this is acceptable on condition that the necessary supporting documents are submitted such as sub-contracting agreements. Bidders must note the following consequences if they opt for this arrangement (sub-consulting). The evaluation will be per discipline and if the Lead fails to go through to the next tender evaluation stage, the entire submission will be deemed as failed/ non-responsive. The Lead consultant will be responsible for all project deliverable and associated risks.

	However, the document also states that subconsultants may not exceed 30% of the work per package, which creates some ambiguity.	
28.	On page 64 of Volume 1 Bid document, Form A14, it states N/A next to the heading, I just want to confirm whether N/A was a mistake in typing or if it must be completed? 	Form A14 is not applicable to this tender.
29.	Review previous designs: what level of information for the previous designs are available? Are Stage 3 reports + drawings available?	The Stage 3 report is available including construction drawings.

	3.1.3 The Consultant Scope of Works The scope of work involves appointment of a Multidisciplinary Built Environment Professional Team to review the designs, prepare design and build construction tender documentation, manage, administer and monitor the design amendment phase and construction of the remaining works. The professional team will report to the Project Manager. Below will be the team organogram.	
30.	Form of contract for the Design and Build Tender: what form of contract will be used for the Design and Build tender? The Consultants' scope of services inter-alia includes the following. a) Design Phase and Construction Stage • The Project Manager to carry out the role of the Principal Agent. • Conduct conditional assessment of material on site including quantifying thereof. • Prepare Design and Build construction tender documentation with construction BOQ and project specification.	Intended form of contract is the NEC3 ECC, Option B – Bill of quantities.
31.	We would like to clarify the level of construction supervision that is required. The scope of work is not prescriptive in terms of the number of meetings per week. • Instruct the contractor on behalf of the client to appoint subcontractors. • Conduct and record regular site meetings (weekly, bi-weekly & monthly). • Monitor, review and approve the preparation of the construction programme by the contractor. • Regularly monitor performance of the contractor against the construction programme. Normally, Level 1 supervision is for meetings to held bi-weekly.	• The level of construction monitoring for Electrical & Mechanical Engineering services level 2, • The level of construction monitoring for the civil engineering services is a level 3: Full time supervision.

	Kindly clarify if supervision greater than Level 1 is required or not? – and if so, what is the frequency?	
32.	Is it possible to share the Environmental Management Plan (EMP) of the previous Contract with the bidders for the bidders to establish the requirements of the EMP which will assist with accurate pricing? Or has the EMP been purposefully not included in the available information because the “Review and Revision” thereof is to be priced by bidders?	EMP has been uploaded on e-tender.
33.	Is the cost for airport permits and training included in the provided disbursement percentage?	Yes, airport permits, and airside induction training will be paid on proven cost basis under disbursements.
34.	If the bidder tenders for more than one discipline but gets to be successful only on one discipline, will they be awarded that one successful discipline?	Yes, submitted/ received bids will be evaluated per discipline. Appointments will also be per discipline.
35.	During the Design & Build stage, will the role of the Consultants (e.g. Engineers) be limited to review of the drawings received from the Design & Build Contractor?	Yes, in addition the Engineers, Architect and Project Manager will also be required to ensure timeous approval of designs by the Employer and authorities.
36.	Can the bidder provide a list of projects completed projects in varying stages (e.g. Stage 1 – 3) and then another completed stages (e.g. Stages 4 – 6)?	The only projects which will be considered during tender evaluations are those which have achieved full practical completion certification.
37.	How will the specialist services priced as provisional sums be procured after award?	In line with the requirements in the contract document (volume 2), that the lead consultant shall conduct a 3-quote system.
38.	Can the same Key Person be assigned as a Key Person in more than one discipline?	Yes, except for the Project Manager role.
39.	The tender requires listing of the Key Person, however this person will be supported by a number of office resources in the background. Can the support resources be included in the pricing of the service?	Yes, Bidders are to factor in other resources in their pricing per deliverable.
40.	Which correspondence address should the Bidder put in the tender document, noting the requirement for proof of address? Can the bidders place the Head office address (e.g. if not located in Western Cape) for purposes of correspondence or should it be the Western Cape address? Is the lease document sufficient as proof of address?	The lease agreement as proof of address will be sufficient.