

# TENDER NO. 166Q/2025/26



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

SCM - 512

Approved by Branch Manager: 15/07/2024

Version: 5.4

Page 1 of 319

## CONTRACT DOCUMENT

FOR THE

# NWP: CFA - BUILD TO COMPLETION OF PARTIALLY COMPLETE SERVICE BUILDING AT STRANDFONTEIN WEST WATER TREATMENT PLANT, PUNT ROAD, CAPE TOWN

## THE TENDER

### NOTE:

- The Form of Offer and Acceptance (C1.1) is on **page 39** of this document
- Table 1: Tender Preference Claim Form is on **page 311** of this document

<b>ISSUED BY:</b>	<b>COMPILED BY:</b>	<b>For official use.</b>
<b>DIRECTOR: BULK SERVICES, CITY OF CAPE TOWN</b> 12 Hertzog Boulevard CAPE TOWN 8001	<b>ZUTARI (PTY) LTD</b> 1 Century City Drive Century City CAPE TOWN 7446	<b>TENDER SERIAL No.:</b>
		<b>SIGNATURES OF CITY OFFICIALS AT TENDER OPENING</b>
		1.
		2.
		3.

February 2026

<b>NAME OF TENDERING ENTITY</b>	
<b>EMAIL ADDRESS 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: WATER AND SANITATION

CONTRACT NO. 166Q/2025/26

NWP: CFA - BUILD TO COMPLETION OF PARTIALLY COMPLETE SERVICE BUILDING AT STRANDFONTEIN WEST WATER TREATMENT PLANT, PUNT ROAD, CAPE TOWN

## General Tender Information

TENDER ADVERTISED	:	20 February 2026
ESTIMATED CIDB CONTRACTOR GRADING	:	5 GB or higher
SITE VISIT/CLARIFICATION MEETING	:	10h00 on 9 March 2026 (Compulsory)
VENUE FOR SITE VISIT/CLARIFICATION MEETING	:	63 Punt Road, erf no 2272, Phillipi South Latitude: 34°04'15.72"S Longitude: 18°32'35.92"E
CLOSING DATE	:	25 March 2026
CLOSING TIME	:	10:00
CLOSING VENUE	:	<b>Tender Box 233</b> at the <b>Tender &amp; Quotation Box Office</b> , 2 <sup>nd</sup> 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: WATER & SANITATION**

**CONTRACT NO. 166Q/2025/26**

**NWP: CFA - BUILD TO COMPLETION OF PARTIALLY COMPLETE SERVICE BUILDING AT STRANDFONTEIN WEST WATER TREATMENT PLANT, PUNT ROAD, CAPE TOWN**

Contents			
Number	Heading	Colour	Page No
<b>THE TENDER</b>			
<b>Part T1: Tendering procedures</b>			
T1.1	Tender Notice and Invitation to Tender	White	2 to 3
T1.2	Tender Data	Pink	4 to 34
<b>THE CONTRACT</b>			
<b>Part C1: Agreements and Contract Data</b>			
C1	Memorandum of Agreement	Yellow	37 to 38
C1.1	Form of Offer and Acceptance	Yellow	39 to 43
C1.2	Contract Data (data provided by the Employer)	Yellow	44 to 67
C1.2	Contract Data (data provided by the Contractor)	Yellow	68
C1.3	Form of Performance Guarantee	White	69 to 72
C1.4	Form of Advance Payment Guarantee	White	73
C1.5	Occupational Health and Safety Agreement	White	74
C1.6	Protection of the Environment Declaration	White	75
C1.7	Insurance Broker's Warranty	White	76
C1.8	Contract of Temporary Employment as Community Liaison Officer	White	77 to 79
<b>Part C2: Pricing data</b>			
C2.1	Pricing Assumptions	Yellow	81 to 82
C2.2	Bills of Quantities (please see clause C.2.13.3)	Yellow	83 to 235
<b>Part C3: Scope of Work</b>			
C3.1	Description of the Works	Blue	237 to 239
C3.2	Engineering	Blue	240 to 241
C3.3	Procurement	Blue	242 to 243
C3.4	Construction	Blue	244 to 249
C3.5	Management	Blue	250 to 258
C3.6	Annexes	Blue	259 to 265
C3.7	Specifications (Volume 1A)	Blue	266
<b>Part C4: Site information</b>			
C4	Site Information	Green	268 to 275
<b>Part C5: Returnable documents</b>			
C5.1	List of Returnable Documents	Yellow	267
C5.2	Returnable Schedules (please see clause C.2.13.3)	Yellow	279 to 316

---

# Part T1: Tendering procedures

---

**Pages**

T1.1	Tender Notice and Invitation to Tender.....	2 – 3
T1.2	Tender Data .....	4 – 34

**CITY OF CAPE TOWN**

**DIRECTORATE: WATER AND SANITATION**

**CONTRACT NO. 166Q/2025/26**

**NWP: CFA - BUILD TO COMPLETION OF PARTIALLY COMPLETE SERVICE BUILDING AT STRANDFONTEIN WEST WATER TREATMENT PLANT, PUNT ROAD, CAPE TOWN**

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

The **CITY OF CAPE TOWN, DIRECTORATE: WATER AND SANITATION**, invites tenders for Tender No. **166Q/2025/26: NWP: CFA - BUILD TO COMPLETION OF PARTIALLY COMPLETE SERVICE BUILDING AT STRANDFONTEIN WEST WATER TREATMENT PLANT, PUNT ROAD, CAPE TOWN**

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 5GB 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**, 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 **20 February 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 the issue of these documents may be addressed to e-mail **SCM.Tenders19@capetown.gov.za**.

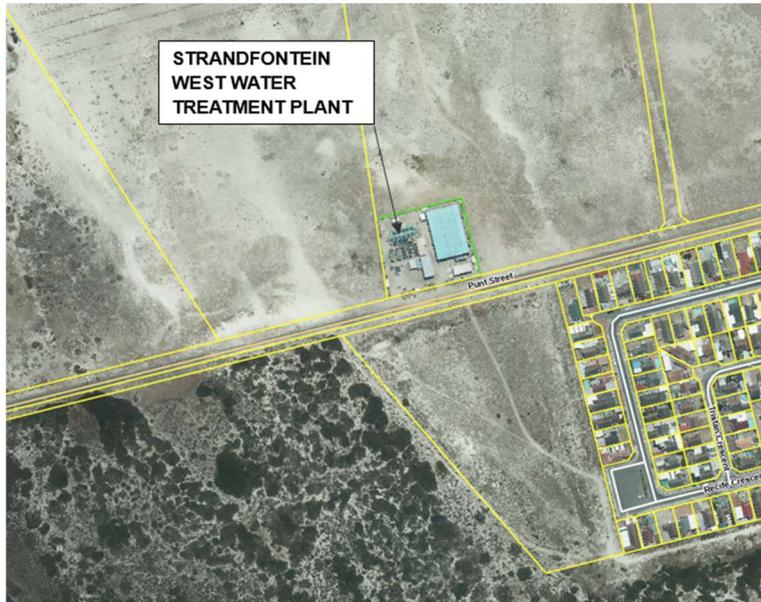
A compulsory site visit/clarification meeting with representatives of the Employer will take place at 63 Punt Road, erf no 2272, Phillipi South, GPS coordinates, 34° 4'15.72"S latitude and 18°32'35.92"E longitude - Refer to Locality Plan – Site Visit/Clarification Meeting Venue overleaf) on **9 March 2026 starting at 10:00**.

The closing time for receipt of tenders is **10:00 on 25 March 2026**.

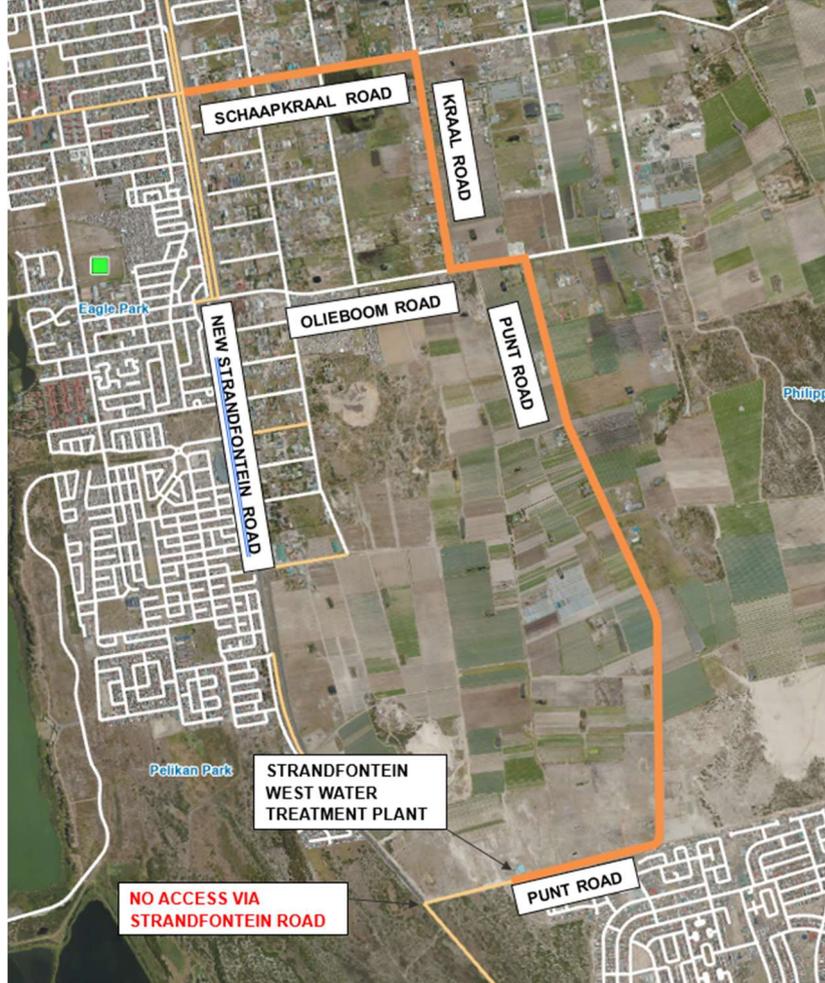
Telegraphic, telephonic, telex, facsimile, e-mail and late tenders will not be accepted.

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.



GPS COORDINATES OF CLARIFICATION MEETING: 34°04'15.72"S ; 18°32'35.92"E



ACCESS ROAD TO CLARIFICATION MEETING VIA SCHAAPKRAAL ROAD

**CITY OF CAPE TOWN**  
**DIRECTORATE: WATER AND SANITATION**  
**CONTRACT NO. 166Q/2025/26**  
**NWP: CFA - BUILD TO COMPLETION OF PARTIALLY COMPLETE SERVICE BUILDING AT**  
**STRANDFONTEIN WEST WATER TREATMENT PLANT, PUNT ROAD, CAPE TOWN**  
**LOCALITY PLAN – SITE VISIT/CLARIFICATION MEETING VENUE**