

# TENDER NO. 153Q/2025/26



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

SCM – 663 | Approved by Branch Manager: 15/07/2024

Version: 6.3

Page 1 of 222

## FRAMEWORK CONTRACT DOCUMENT (WINNER-TAKES-ALL TYPE)

FOR THE

### TERM TENDER FOR REPAIRS AND MAINTENANCE OF THE FIRE SPRINKLER SYSTEMS AT VARIOUS BUILDINGS WITHIN THE CITY OF CAPE TOWN

**Framework Contract Period:** Not exceeding 36 months from the date of commencement

**Works Projects:** From R0 up to R500 000: 1SF or higher

From R500 001 up to R1 000 000: 2SF or higher

From R1 000 001 up to R3 000 000: 3SF or higher

From R3 000 001 up to R6 000 000: 4SF or higher

## THE TENDER

**NOTE:**

- The Form of Offer and Acceptance (C1.1) is on **page 44** of this document
- Table 1: Tender Preference Claim Form is on **page 213** of this document

<b>ISSUED BY:</b>	<b>COMPILED BY:</b>	<b>For official use.</b>
<b>DIRECTOR:</b> <b>CORPORATE SERVICES:</b> <b>FACILITIES MANAGEMENT</b> <b>CITY OF CAPE TOWN</b> Tower Block, Civic Centre 12 Hertzog Boulevard CAPE TOWN 8001	<b>DIRECTOR:</b> <b>CORPORATE SERVICES:</b> <b>FACILITIES MANAGEMENT</b> <b>CITY OF CAPE TOWN</b> Tower Block, Civic Centre 12 Hertzog Boulevard CAPE TOWN 8001	<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>FAX NUMBER 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)	

**FILE REFERENCE NO:**

CITY OF CAPE TOWN

CORPORATE SERVICES: FACILITIES MANAGEMENT

CONTRACT NO.153Q/2025/26

TERM TENDER FOR REPAIRS AND MAINTENANCE OF THE FIRE SPRINKLER SYSTEMS AT VARIOUS BUILDINGS WITHIN THE CITY OF CAPE TOWN

## General Tender Information

<b>TENDER ADVERTISED</b>	:	13 February 2026
<b>CIDB CONTRACTOR GRADING DESIGNATION</b>	:	From R0 up to R500 000: 1SF or higher From R500 001 up to R1 000 000: 2SF or higher From R1 000 001 up to R3 000 000: 3SF or higher From R3 000 001 up to R6 000 000: 4SF
<b>SITE VISIT/CLARIFICATION MEETING</b>	:	27 February 2026 at 10:00 am online via Microsoft Teams: <a href="HTTPS://TEAMS.MICROSOFT.COM/MEET/37121358221057?P=HT32MUN1DS9NFP4MQB">HTTPS://TEAMS.MICROSOFT.COM/MEET/37121358221057?P=HT32MUN1DS9NFP4MQB</a> MEETING ID: 371 213 582 210 57 PASSCODE: DG7SN9JF
		(Not compulsory, but strongly recommended)
<b>VENUE FOR SITE VISIT/CLARIFICATION MEETING</b>	:	Teams: <a href="HTTPS://TEAMS.MICROSOFT.COM/MEET/37121358221057?P=HT32MUN1DS9NFP4MQB">HTTPS://TEAMS.MICROSOFT.COM/MEET/37121358221057?P=HT32MUN1DS9NFP4MQB</a> MEETING ID: 371 213 582 210 57 PASSCODE: DG7SN9JF
<b>CLOSING DATE</b>	:	16 March 2026
<b>CLOSING TIME</b>	:	10h00
<b>TENDER BOX &amp; ADDRESS</b>	:	<b>Tender Box 183</b> at the <b>Tender &amp; Quotation Box Office</b> , 2 <sup>nd</sup> Floor (Concourse Level), Civic Centre, 12 Hertzog Boulevard, Cape Town.

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 TRADEMARK, 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**

**CORPORATE SERVICES: FACILITIES MANAGEMENT**

**CONTRACT NO.153Q/2025/26**

**TERM TENDER FOR REPAIRS AND MAINTENANCE OF THE FIRE SPRINKLER SYSTEMS AT VARIOUS BUILDINGS WITHIN THE CITY OF CAPE TOWN**

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# Part T1: Tendering procedures

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**CITY OF CAPE TOWN**

**CORPORATE SERVICES: FACILITIES MANAGEMENT**

**CONTRACT NO. 153Q/2025/26**

**TERM TENDER FOR REPAIRS AND MAINTENANCE OF THE FIRE SPRINKLER SYSTEMS AT VARIOUS BUILDINGS WITHIN THE CITY OF CAPE TOWN**

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

The **CITY OF CAPE TOWN**, CORPORATE SERVICES: FACILITIES MANAGEMENT, invites tenders for Tender No.153Q/2025/26: **Term Tender for Repairs and Maintenance of The Fire Sprinkler Systems at Various Buildings Within the City of Cape Town**

Tenderers must be registered on Supplier Databases as described in the tender conditions.

Tenderers who are not registered on these 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.

Tenderers must have a CIDB contractor grading designation of:

From R0 up to R500 000: 1SF or higher  
From R500 001 up to R1 000 000: 2SF or higher  
From R1 000 001 up to R3 000 000: 3SF or higher  
From R3 000 001 up to R6 000 000: 4SF 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 **Tender Distribution Office** 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 any issues in these documents may be addressed to [SCM.Tenders5@capetown.gov.za](mailto:SCM.Tenders5@capetown.gov.za)

A non-compulsory but strongly recommended clarification meeting with representatives of the Employer will take place via Microsoft teams : <https://teams.microsoft.com/meet/37121358221057?p=ht32Mun1DS9nFP4MQb>  
**Meeting ID: 371 213 582 210 57 Passcode: dG7Sn9jF** on **27 February 2026** starting at 10:00 am.

The closing time for receipt of tenders is **10:00** am 16 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 Schedules of Rates, in the same format (that is, layout, scheduled items, units and quantities, if applicable) 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.

