

	Tender Questions and Answers	Document Identifier	240-7124948	Rev	2
		Effective Date	01 April 2023		
		Review Date	April 2031		

To whom it may concern	Date	<u>2 July 2026</u>
	Enquiries	<u>Le-Anne Moses</u>
	E-mail address	<u>MosesLB@eskom.co.za</u>

Dear Sir/Madam

Request for Enquiry Number	<u>E3058GXPOU</u>
Description / Project Title	<u>DRAKENSBERG CONTROL BLOCK VENTILATION REFURBISHMENT PROJECT</u>
Tender Questions Closing Date	<u>6 July 2026</u>

Item	Questions	Answers	Clarity Published Dates
1.	The Scope of Work refers to the existing equipment as “Chiller Units”. Based on the site inspection and the configuration described in the tender documents, the existing system appears to be a water-cooled direct expansion package/condensing system, consisting of a water-cooled compressor/condenser section connected by refrigerant piping to a cooling coil located within the existing Air Handling Unit. Please confirm whether the equipment description in the Scope of Work should be corrected from “Chiller Units” to “water cooled DX condensing units” or similar technically correct wording. Please also confirm whether Eskom requires the tenderer to price and offer a like for like replacement of the existing water-cooled DX condensing units, or whether Eskom will accept alternative solutions,	Yes, “ Chiller Unit” refers to water-cooled condensing unit. No, let’s leave the wording as is. Like for like is preferable. Alternative solution can be considered, if doesn’t deviate too much from like for like replacement.	2 July 2026

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	such as a packaged DX unit or air-cooled modular chiller arrangement, subject to meeting the required cooling performance.		
2.	The current scope appears to require replacement of the compressor/condensing equipment and refrigerant pipework while retaining the existing AHU and cooling coil. Please confirm whether Eskom intends to retain the existing AHU and cooling coil, or whether the replacement of the complete AHU, including the cooling coil, casing, filters, insulation and associated internal components, should be included as part of the tendered scope. From a technical and OEM warranty perspective, replacement of only the compressor/condensing section while retaining an aged cooling coil may introduce significant risk. Existing cooling coils may have internal contamination, scaling, corrosion, oil residue, particulate build up or leakage paths, all of which may affect the reliability and warranty of new compressor equipment. Please confirm whether Eskom will accept the risk associated with retaining the existing AHU cooling coil, or whether the tenderer is required to include for cleaning, pressure testing, flushing, leak testing, refurbishment or replacement of the cooling coil	Yes that is main focus scope of the project. Replacement of the complete AHU, including the cooling coil, casing, filters, insulation and associated internal components, should be included as part of the tendered scope. The OEM will need to flush the cooling coil and check for leaks Eskom will not accept any risk.	2 July 2026
3.	During the site inspection, the existing AHU appeared to require extensive maintenance and/or refurbishment. Observations included blocked or dirty filters, insufficient or deteriorated internal insulation, possible air leakage through the AHU casing and general deterioration due to age. Please confirm whether the tenderer is required to allow for AHU refurbishment to restore the required system cooling performance. This may include, but may not be limited to: 1. Replacement of filters. 2. Repair or replacement of AHU internal insulation.	Yes, the tenderer is required to allow for AHU refurbishment to restore the required system cooling performance	2 July 2026

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	3. Sealing of air leakage through the AHU casing and access panels. 4. Cleaning and inspection of the cooling coil. 5. Pressure testing and leak testing of the cooling coil. 6. Replacement of flexible connections, seals, gaskets and damaged access panels. 7. Testing, adjusting and balancing of the air side system. Please confirm whether Eskom expects the new condensing units alone to achieve the required cooling performance, or whether the AHU condition will be addressed as part of the works	The AHU condition will be addressed as part of the works	
4.	Please confirm the age, condition and maintenance history of the existing AHU cooling coil. If this information is not available, please confirm whether the tenderer should include for a full coil condition assessment before final equipment selection and procurement. Please also confirm whether Eskom will require the OEM to warrant the new compressor/condensing units while connected to the existing cooling coil. If so, please confirm whether Eskom will accept any OEM exclusions or qualifications related to the retained existing coil, refrigerant circuit cleanliness, contamination, coil pressure rating and coil condition	Yes full coil condition assessment must be done before final equipment selection and procurement Yes Eskom require OEM to warrant the new compressor/condensing units while connected to the existing coil.	2 July 2026
5.	The existing condensing units are water cooled and appear to be cooled by station water/dam water. Please confirm the available water quality data, including suspended solids, scaling tendency, fouling risk, corrosion risk and any existing filtration or strainers. Please also confirm whether the tenderer must include additional condenser protection, such as strainers, flushing points, isolation valves, water treatment provisions, condenser cleaning access and pressure differential monitoring, to protect the new equipment	There is no water quality data available	2 July 2026
6.	Recommended scope correction Given the above, please confirm whether the Scope of Work may be revised to clarify the intended replacement basis as one of the following options:	Option: B is the most preferred option	2 July 2026

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	Option A: Like for like replacement Replacement of the existing water-cooled DX condensing units, refrigerant piping, and associated controls, while retaining the existing AHU and cooling coil, subject to Eskom accepting the associated condition and performance risks. Option B: Complete system replacement Replacement of the existing water-cooled DX condensing units, and the existing AHU, including a new matched cooling coil, controls and associated interface works. Option C: Alternative technical solution Replacement of the existing arrangement with an alternative HVAC solution, such as packaged DX or air-cooled modular equipment, subject to Eskom approval and compliance with the required cooling duty, control philosophy, electrical interface and site constraints		
7.	The Tenderer would like to request an extension of the tender closing date, from the 06th of July 2026 at 10h00 to the 17th of August 2026 in order to allow for due diligence, allow for agreements / engagement with the market / specialists / consultants and suitable subcontractors as required, negotiate contractual agreements and provide a fully compliant and value for money bid: The tenderer(s) must follow internal approval processes before submission and requests additional time to enable this to take place. We believe we have a very viable solution for the project, the tenderers request that ESKOM responds as soon as possible so that our bid preparation programmes take this extension into account.	Three Weeks Extension can be granted – Tender will be extended for an additional three weeks – Tender to close on 27 July 2026.	3 July 2026
8.	Due to the technical complexities identified during the tender review and site inspection, we respectfully request that Eskom consider granting an extension to the tender closing date.	Tender closing date extension granted – New closing date will be on 27 July 2026.	3 July 2026

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The key reasons for the requested extension are as follows: 1. The existing equipment appears to be a water-cooled DX condensing system rather than a conventional chilled water chiller system, and this requires clarification before final pricing can be completed. 2. OEMs need to confirm whether they can support a like for like replacement, or whether they will require replacement of the associated AHU cooling coil and/or full AHU to provide a reliable and warrantable solution. 3. The condition of the existing AHU, cooling coil, filters, insulation, and casing may materially affect the final technical solution, pricing and warranty position. 4. Firm OEM pricing, accurate equipment lead times, FAT requirements and delivery periods cannot be confirmed without further OEM review. 5. Preliminary feedback indicates that obtaining firm pricing and lead time confirmation for the compressor and associated water-cooled DX equipment may take approximately 10 working days from the OEM. 6. Additional time is required to obtain pricing from specialist subcontractors for rigging, installation, commissioning, controls interface and any refurbishment work required to the existing AHU. 7. Additional time is also required to align the commercial offer with any technical qualifications arising from the retained existing equipment and site condition risks. Based on the above, we request an extension of at least two weeks to allow tenderers (Lesedi) to submit a technically compliant and commercially realistic offer.		
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	This extension will assist in reducing the risk of tender exclusions, provisional pricing, excessive qualifications and post award scope or cost uncertainty		
9.	We kindly request that you provide us with the project drawings to assist us in preparing our submission.	Drawings will only be provided to suppliers that attended the compulsory briefing session	3 July 2026
10	The Tenderer would like to request an extension of the tender closing date, from the 27th of July 2026 at 10h00 to the 17th of August 2026 in order to allow for due diligence, allow for agreements / engagement with the market / specialists / consultants and suitable subcontractors as required, negotiate contractual agreements and provide a fully compliant and value for money bid: The tenderer(s) must follow internal approval processes before submission and requests additional time to enable this to take place. We believe we have a very viable solution for the project, the tenderers request that ESKOM responds as soon as possible so that our bid preparation programmes take this extension into account.	Tender closing date extension granted – New closing date will be on 17 August 2026.	21 July 2026
11	The Tenderer understands that the mandatory tender returnable regarding "Previous Similar Work Experience" may be satisfied through the submission of project reference schedule (list of completed projects) of at least five completed HVAC projects demonstrating the Tenderer's relevant experience.	Yes – the interpretation is correct. Submission of traceable previous project details as per the proposal in the enquiry will satisfy the requirements to prove the suppliers track record. Attention is also drawn to the requirement of CV's for key personnel.	30 July 2026

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Table 3: Mandatory Technical Evaluation Criteria

Mandatory Technical Criteria Description	Reference to Technical Specification / Tender Returnable	Motivation for use of Criteria
1. The tenderer must have a track record of five completed projects as a minimum, in the construction, commissioning and testing of HVAC systems. In case the tenderer intends to subcontract or form a joint venture, a letter of agreement, together with a track record for all parties involved must be provided. The detailed design (where required) in terms of this Contract is to be executed by a qualified professional for each discipline (Mechanical, Electrical C&I, Civil and Structural) who is a member of Engineering Council of South Africa (ECSA) or equivalent international acknowledgement.	Tender Returnable: Previous similar work experience and key personnel allocated to this project should be documented (Organogram with key staff indicated). This is to ensure that all roles and responsibilities are covered. Resumes of key personnel to be provided.	To minimise rework and receive a quality work

The project reference schedule will include, as a minimum:

- Project name
- Client name;
- Brief description of the scope of work, including construction, commissioning and testing activities (as applicable);
- Contract value;
- Project duration and completion date; and
- Contactable client references.

Kindly confirm that this interpretation is correct and that submission of the above project reference schedule, will satisfy the mandatory returnable for "Previous Similar Work Experience".

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