

TENDER NO. 94Q/2025/26



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

SCM - 512 | Approved by Branch Manager: 15/07/2024

Version: 5.4

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CONTRACT DOCUMENT

FOR THE

DELFT THE HAGUE: THE CONSTRUCTION OF 216 NEW (BNG) TOP STRUCTURES

THE TENDER

NOTE:

- The Form of Offer and Acceptance (C1.1) is on **page 34** of this document
- Table 1: Tender Preference Claim Form is on **page 204** of this document

ISSUED BY:	COMPILED BY:	For official use.
DIRECTOR: HOUSING DEVELOPMENT DIRECTORATE: HUMAN SETTLEMENTS CITY OF CAPE TOWN 12 Hertzog Boulevard CAPE TOWN 8001	Stedone Developments (Pty) Ltd Unit B1 Arden Grove Business Park, Racecourse Rd, MILNERTON, 7441	TENDER SERIAL No.:
		SIGNATURES OF CITY OFFICIALS AT TENDER OPENING
		1.
		2.
		3.

NAME OF TENDERING ENTITY	
EMAIL ADDRESS OF TENDERING ENTITY	
FAX NUMBER OF TENDERING ENTITY	
NATURE OF TENDER OFFER (please indicate below)	
Main Offer (see clause C.2.12)	
Alternative Offer (see clause C.2.12)	

CITY OF CAPE TOWN

DIRECTORATE: HUMAN SETTLEMENTS – HOUSING DEVELOPMENT DEPARTMENT

CONTRACT NO. 94Q/2025/26

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General Tender Information

TENDER ADVERTISED	:	31 October 2025
ESTIMATED CIDB CONTRACTOR GRADING	:	Not Applicable but proof of active National Home Builders Registration Council (NHBRC) will be required
SITE VISIT/CLARIFICATION MEETING	:	10h00 on 06 November 2025 (not compulsory but strongly recommended)
VENUE FOR SITE VISIT/CLARIFICATION MEETING	:	Subcouncil 5, Satellite Office Corner of Delft Main Road and Fort Worth Road Delft, Cape Town, 7100
CLOSING DATE	:	03 December 2025
CLOSING TIME	:	10h00
CLOSING VENUE	:	Tender Box 217 at the Tender & Quotation Box Office, 2 nd 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: HUMAN SETTLEMENTS – HOUSING DEVELOPMENT DEPARTMENT****CONTRACT NO. 94Q/2025/26****DELFT THE HAGUE: THE CONSTRUCTION OF 216 NEW (BNG) TOP STRUCTURES**

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Part T1: Tendering procedures

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CITY OF CAPE TOWN

DIRECTORATE: HUMAN SETTLEMENTS – HOUSING DEVELOPMENT DEPARTMENT

CONTRACT NO. 94Q/2025/26

DELFT THE HAGUE: THE CONSTRUCTION OF 216 NEW (BNG) TOP STRUCTURES

T1.1 Tender Notice and Invitation to Tender

The **CITY OF CAPE TOWN, HUMAN SETTLEMENTS – HOUSING DEVELOPMENT** invites tenders for Tender No. **94Q/2025/26: DELFT THE HAGUE: THE CONSTRUCTION OF 216 NEW (BNG) TOP STRUCTURES**

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.

CIDB is not applicable; however, proof of active registration with NHBRC will be required.

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, 2nd Floor (Concourse Level), Civic Centre, 12 Hertzog Boulevard, Cape Town.

Documents may be collected during working hours between **08:30 – 15:00 from 31 October 2025**.

A non-refundable tender fee of R300 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. 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 Supply Chain Management, e-mail: SCM.Tenders14@capetown.gov.za

A non-compulsory but highly recommended site visit/clarification meeting with representatives of the Employer will take place at **the Subcouncil 5 Satellite Office, corner of Delft Main Road and Fort Worth Road, Delft, on 06 November 2025 starting at 10:00.**

The closing time for receipt of tenders is **10:00 on 3 December 2025**

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.

CITY OF CAPE TOWN

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LOCALITY PLAN – NON-COMPULSORY CLARIFICATION MEETING VENUE

GPS CO-ORDINATES: -33.964040, 18.645407



T1.2 Tender Data

The conditions of tender are the Standard Conditions of Tender as contained in Annex C of Government Gazette No. 42622 of 8 August 2019, Construction Industry Development Board (CIDB) Standard for Uniformity in Construction Procurement. (see www.cidb.org.za) which are reproduced without amendment or alteration for the convenience of tenderers as an Annex to this Tender Data.

The Standard Conditions of Tender make several references to the Tender Data for details that apply specifically to this tender. The Tender Data shall have precedence in the interpretation of any ambiguity or inconsistency between it and the standard conditions of tender. Each item of data given below is cross-referenced to the clause in the Standard Conditions of Tender to which it mainly applies.

The following variations, amendments and additions to the Standard Conditions of Tender as set out in the Tender Data below shall apply to this tender:

Clause Number	Tender Data
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C.1	General
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C.1.1	Actions
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C.1.1.1	<i>Add the following:</i>
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The parties agree that this tender, its evaluation and acceptance and any resulting contract shall also be subject to the Employer's Supply Chain Management Policy ('SCM Policy') that was applicable on the date the tender was advertised, save that if the Employer adopts a new SCM Policy which contemplates that any clause therein would apply to the contract emanating from this tender, such clause shall also be applicable to that contract. Please refer to this document contained on the Employer's website.

Abuse of the supply chain management system is not permitted and may result in the tender being rejected, cancellation of the contract, restriction of the supplier, and/or the exercise by the Employer of any other remedies available to it as described in the SCM Policy and / or applicable law.

The Employer is the City of Cape Town ("City" or "CCT"), represented by the DIRECTOR: HOUSING DEVELOPMENT, HUMAN SETTLEMENTS DIRECTORATE

C.1.2	Tender Documents
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Add the following:

The documents issued by the employer for the purpose of this tender, is described in the **Contents** page preceding **Part T1: Tendering Procedures** of this document.

In addition to the above, the following further documents are part of the tender:

VOLUME 1: Drawings (listed in C3.2, Engineering)

VOLUME 2: Principal Building Agreement Edition 6.2, May 2018 as prepared by the Joint Building Contracts Committee Incorporated. This publication is available and tenderers must obtain copies at their own cost

VOLUME 3: **The** General Preambles for Trades 2017 as published by the Association of South African Quantity Surveyors

The standard forms of contract and the applicable reference standards may also be reviewed, by appointment, at the offices of the Principal Agent during normal office hours.