

CLARIFICATION QUESTION AND ANSWERS

REQUEST FOR QUOTATION FOR DESIGN AND DEVELOP STAGE 1-3 DESIGN FOR BUILDING MANAGEMENT SYSTEM (BMS) FOR CAPE TOWN INTERNATIONAL AIRPORT FOR PERIOD OF SIX (6) MONTHS

RFQ 73531

Date: 07 October 2025

No.	Questions:	Answers:
1.	At Cape town International Airport please confirm which are terminals 1 and 5, see the attached as reference I have	Under your reference T1 – covers Terminal 1-2 and Domestic Arrivals is Terminal 5
2.	I require information of the number and type of HVAC plants <i>eg chiller and pumps plants , air handling units, fresh air unitsect</i> to be interface to the BMS in terminals 1 and 5. Is this BMS for monitoring only or is HVAC control and monitoring required ? an we price for travelling expenses or should our costing be all inclusive?	it is for Monitoring and Control AHU and Fans. Lifts and escalators if for monitoring only, It should be noted the scope does not only cover Terminal 1 and 5. The scope covers the CTIA multiple buildings and remote site as to familiarise yourselves with the current setup the point list of the existing system will be provided
3.	I also require information of the manufacture, number and type of lifts & escalators to be interface to the BMS for terminals 1 and 5	List is provided for the lifts and escalators
4.	Then there is a requirement for electrical BMS SLD, please clarify what BMS integration is required on the electrical system <i>eg power metering, billing meters, public light controlect</i>	This is for single line diagrams- for the equipment the points lit is provided. No integration will be done to power metering or Electrical billing system – the CTIA metering and billing has dedicated system not linked to the current BSM
5.	Lastly is there BMS interface required to other system in terminal 1 and 5	It must be noted the works does not only cover or limited to Terminal 1-5 . The scope covers the entire airport with

		number of equipment operating on dedicated monitoring system and not linked to the BMS system
6.	Fire Detection (required to be linked to BMS)	Is using Mastro fire monitoring system no consideration will be done to link it to BMS
7.	Fire protection (Smoke extraction and sprinkler system),- required to be linked to BMS	Yes, it is required for smoke extraction and for sprinkler system it will only cover the fire booster pump system
8.	Domestic water supply system, consumption water metering and billing metering - required to be linked to BMS	Yes, it is required for only the Water Tower supply however the Civil team during kick off meeting if they have requirement to use the BMS for water billing metering that will be advised
9.	Main power supply and switch gear no - required to be linked to BMS	Electrical Dept have initiated dedicated system to do mentoring on their system outside the BMS platform
10.	ICT rooms and server rooms cooling and power - required to be linked to BMS	Yes, it is required

11.	The rest of the other point	Its for entire HVAC system , Lifts and escalators , water tower supply and fire booster pumps
12.	Total building area applicable to this tender	List of equipment is provided as part of supporting document and the square meter area for the works I don't see how it will address your pricing; The scope is clear to develop the BMS platform for monitoring and control of the system with the Airport space
13.	As built drawings available from architect	The info can only be provided to a winning bidder
14.	As built services drawings available – importantly HVAC	The info can only be provided to a winning bidder- also on the tender additional service are required to develop the As build for T1- and T5

15.	Rough estimate of works that all tenderers can base on same value of works seeing that it is unknown at this stage until consultants get involved to develop and estimate	Hence, we are bringing your expertise to provide the estimate for works and we cannot provide the estimate values. You are given the baseline to work with in terms of the scope of works and deliverables. Notable your pricing should be based on ECSA guidelines
-----	---	---



Asset Description	Areas	Quantity /Units	Maintenance Frequency		
			Monthly	Quarterly	Yearly
Primary System- Chillers - Cooling Tower & Ancillary Equip(Pumps) + Elec Distribution Board	CTB, Terminal 1 and T5	12			
Secondary System- AHU+ Elec Distribution Boards	Terminal 1	29			
Secondary System- AHU+ Elec Distribution Boards	Terminal 2	9			
Secondary System- AHU+ Elec Distribution Boards	Terminal 5	6			
Secondary System- AHU+ Elec Distribution Boards	CTB	52			
Secondary FCU+ Electrical Distribution Boards	SOB	53			
Supply Ventilation Fresh Air Fans	CTB, Terminal 1 ,T5 ,Oval, SOB & PLB	131			
Smoke Fans ,Air Relief & Extraction Fans	CTB, Terminal 1 ,T5 ,Oval, SOB, Power & Lighting & Fire	115			
Cargo Smoke Vents	Cargo Warehouse	7			
Toilet Extraction Fans	CTB, Terminal 1 ,T5,Car Rentals , OVAL and SOB	76			
VRV and DX Split Units	Various Building	273			
IT Wire Centres	Dx Split & DX Down blower Units	85			



AIRPORTS COMPANY SOUTH AFRICA

Lift and Escalator inventory

CTB/old	Asset Number	LIFT/ESCALATOR NO.	CTE NO.	MAKE	TYPE	NO. OF FLOORS	DESCRIPTION OF LOCATION	SCHINDLER	INSTALLATION DATE
CTB	CIA-TC-FL00-FL00-ESC001	E01	364	Schindler	Escalator		CTB from ground floor to 2nd floor check-on counters-North	Schindler	2009
CTB	CIA-TC-FL00-FL00-ESC002	E02	365	Schindler	Escalator		CTB from ground floor to 2nd floor check-on counters-North	Schindler	2009
CTB	CIA-TC-FL00-FL00-ESC003	E03	375	Schindler	Escalator		CTB from 2nd floor check-in counters to ground floor -North	Schindler	2009
CTB	CIA-TC-FL00-FL00-ESC004	E04	374	Schindler	Escalator		CTB from ground floor to 2nd floor check-on counters-South	Schindler	2009
CTB	CIA-TC-FL00-FL00-ESC005	E05	368	Schindler	Escalator		CTB from 2nd floor check-in counters to 3rd floor food court Mugg & Bean (North)	Schindler	2009
CTB	CIA-TC-FL00-FL00-ESC006	E06	369	Schindler	Escalator		CTB from 3rd floor food court Mugg & Bean to 2nd floor check-in counters (North)	Schindler	2009
CTB	CIA-TC-FL02-FL02-ESC003	E07	377	Schindler	Escalator		CTB from 2nd floor check-in counters to 3rd floor food court KFC (South)	Schindler	2009
CTB	CIA-TC-FL02-FL02-ESC004	E08	376	Schindler	Escalator		CTB from 3rd floor food court KFC to 2nd floor check-in counters (South)	Schindler	2009
CTB	CIA-TC-FL00-FL00-ESC005	E09	373	Schindler	Escalator		CTB from ground floor to 2nd floor check-on counters-South	Schindler	2009
CTB	CIA-TC-FL00-FL00-ESC006	E10	372	Schindler	Escalator		CTB from 2nd floor check-in counters to ground floor -South	Schindler	2009
CTB	CIA-TC-FL00-PB01-ESC001	E11	366	Schindler	Escalator		2nd floor domestic departure to C-boarding gates	Schindler	2009
CTB	CIA-TC-FL00-PB01-ESC002	E12	378	Schindler	Escalator		2nd floor down to C-gates on ground floor	Schindler	2009
CTB	CIA-TC-FL02-FL02-ESC005	E13	378	Schindler	Escalator		3rd floor food court to 2nd floor security checkpoints	Schindler	2009
CTB	CIA-TC-FL02-FL02-ESC006	E14	379	Schindler	Escalator		3rd floor floor food court to 2nd floor security checkpoints	Schindler	2009
CTB	CIA-TB-FL00-BR01-ESC001	E15	370	Schindler	Escalator		1st floor domestic arrivals to T5 ground floor	Schindler	2009
CTB	CIA-TB-FL00-BR01-ESC002	E16	371	Schindler	Escalator		1st floor domestic arrivals to T5 ground floor	Schindler	2009
old		E17	E298	Mitsubishi	Escalator		International Boarding Area	Mitsubishi	
old		E18	E297	Mitsubishi	Escalator		Immigration T1	Mitsubishi	
old	CIA-TA-FL00-OF03-ESC001	E30	E299	Mitsubishi	Escalator		CIP lounge	Mitsubishi	
old	CIA-TA-FL00-PB01-ESC001	E19	E348	Schindler	Escalator		International Boarding Area	Schindler	2007
old		E20	E295	Mitsubishi	Escalator		Smoking lounge to duty free area	Mitsubishi	
old		E21	E296	Mitsubishi	Escalator		Immigration T1	Mitsubishi	
Parkade 1	CIA-PR-PK01-FL00-ESC001	E22	386	Schindler	Escalator		P1 from ground to 1st floor	Schindler	2009
Parkade 1	CIA-PR-PK01-FL00-ESC002	E23	385	Schindler	Escalator		P1 from 1st floor to ground	Schindler	2009
Parkade 1	CIA-PR-PK01-FL01-ESC001	E24	387	Schindler	Escalator		P1 from 1st to 2nd floor	Schindler	2009
Parkade 1	CIA-PR-PK01-FL01-ESC002	E25	389	Schindler	Escalator		P1 from 2nd to 1st floor	Schindler	2009
Parkade 1	CIA-PR-PK01-FL02-ESC001	E26	391	Schindler	Escalator		P1 from 2nd to 3rd floor	Schindler	2009
Parkade 1	CIA-PR-PK01-FL02-ESC002	E27	390	Schindler	Escalator		P1 from 3rd to 2nd floor	Schindler	2009
Parkade 1	CIA-PR-PK01-FL03-ESC001	E28	392	Schindler	Escalator		P1 from 3rd to 4th floor	Schindler	2009
Parkade 1		E29	393	Schindler	Escalator		P1 from 4th to 3rd floor	Schindler	2009
old	CIA-PR-PK02-FL04-EVA001	H01	CTH495	Nuline	Trolley / Goods	5	Parkade 2	Schindler	2009
CTB	CIA-TC-FL02-OG01-EVA001	H02		Nuline	Fragile Goods	2	Central terminal, 2nd floor check-in counters to baggage hall	Nuline	2005
CTB	CIA-TC-FL02-OG01-EVA002	H03		Nuline	Firearm hoist	2	Central terminal, check-in counters to baggage hall	Nuline	2005
Parkade 1	CIA-PR-PK01-FL04-EVA001	H04	SL54556	Nuline	Trolley / Goods	4	P1 south	Schindler	2005
Parkade 1	CIA-PR-PK01-FL04-EVA002	H05	SL54559	Nuline	Trolley / Goods	4	P1 north	Schindler	2005
CTB	CIA-TC-FL03-FL03-EVA001	L02	4163	Schindler	Passenger	4	Central terminal,Ground floor to 3rd floor Mugg & Bean	Schindler	2009
CTB	CIA-TC-FL03-FL03-EVA002	L04	4165	Schindler	Passenger	4	Central terminal,Ground floor to 3rd floor Going to KFC	Schindler	2009
CTB	CIA-TC-FL02-FL02-EVA001	L05	4166	Schindler	Passenger/Goods	5	South side, ground to 4th floor check-in counters for Goods/delivery	Schindler	2009
CTB	CIA-TC-FL02-FL02-EVA002	L06	4168	Schindler	Passenger/Goods	5	South side, ground to 4th floor check-in counters for Goods/delivery	Schindler	2009
CTB	CIA-TC-FL04-FL04-EVA001	L07	4169	Schindler	Passenger/Goods	5	South side, ground to 4th floor check-in counters for Goods/delivery	Schindler	2009
CTB	CIA-TC-FL04-FL04-EVA002	L08	4170	Schindler	Passenger/Goods	5	South side, ground to 4th floor check-in counters for Goods/delivery	Schindler	2009
CTB	CIA-TC-FL04-FL04-EVA003	L09	4172	Schindler	Passenger/Goods	3	South side, ground to 2nd floor check-in counters for trolleys	Schindler	2009
CTB	CIA-TC-FL04-FL04-EVA004	L10	4171	Schindler	Passenger/Goods	3	South side, ground to 2nd floor check-in counters for trolleys	Schindler	2009
CTB	CIA-TC-FL02-FL02-EVA003	L11	4173	Schindler	Trolley / Goods	3	South side, ground to 2nd floor check-in counters for trolleys	Schindler	2009
CTB	CIA-TC-FL02-FL02-EVA004	L12	4174	Schindler	Trolley / Goods	3	South side, ground to 2nd floor check-in counters for trolleys	Schindler	2009
CTB	CIA-TC-FL04-FL04-EVA005	L13	4176	Schindler	Passenger	3	2nd floor boarding gates to 4th floor VIP lounges	Schindler	2009
CTB	CIA-TC-FL04-FL04-EVA006	L14	4175	Schindler	Passenger	3	2nd floor boarding gates to 4th floor VIP lounges	Schindler	2009
CTB	CIA-TC-FL04-FL04-EVA007	L15	4177	Schindler	Passenger/Goods	4	South side, 1st to 4th floor check-in counters for Goods / Wheelchair	Schindler	2009
CTB	CIA-TC-FL02-FL02-EVA005	L16	SL0002	Schindler	Passenger	2	2nd floor domestic departures to c-gates	Schindler	2009
CTB	CIA-TB-FL01-FL01-EVA001	L17	4178	Schindler	Passenger	2	Domestic arrivals T5	Schindler	2009
CTB	CIA-TC-FL02-FL02-EVA006	L18	4162	Schindler	Passenger	2	Central terminal, next to Woolworths Ground floor to 2nd floor check-in counters	Schindler	2009
CTB	CIA-TC-FL02-FL02-EVA007	L19	4164	Schindler	Passenger	2	Central terminal, next to CNA Ground floor to 2nd floor check-in counters	Schindler	2009
CTB	CIA-TC-FL01-OF01-EVA001	L20	SL0008	Schindler	Passenger/Goods	2	North side goods delivery, ground floor to 1st airlines offices	Schindler	2009
CTB	CIA-TC-FL01-OF01-EVA002	L21	SL0009	Schindler	Passenger/Goods	2	North side goods delivery, ground floor to 1st airlines offices	Schindler	2009
CTB	CIA-TC-FL05-FL05-EVA001	L22	08/L4216	Nuline	Wheelchair lift	2	4th floor JOC to AMC	Nuline	2009
old	CIA-AO-BD01-FL03-EVA001	L23	08/L2403	Schindler	Passenger	4	Southern Office Block	Schindler	2001
old	CIA-AO-BD01-FL03-EVA002	L24	08/L2399	Schindler	Passenger	4	Southern Office Block	Schindler	2001
old	CIA-PR-PK02-FL04-EVA002	L25	3434	Schindler	Passenger	5	Parkade 2 Lobby B (left)	Schindler	2006
old	CIA-PR-PK02-FL04-EVA003	L26	3435	Schindler	Passenger	5	Parkade 2 Lobby B (right)	Schindler	2006
old	CIA-PR-PK02-FL04-EVA004	L27	3433	Schindler	Passenger	5	Parkade 2 Lobby A (right)	Schindler	2006
old	CIA-PR-PK02-FL04-EVA005	L28	3432	Schindler	Passenger	5	Parkade 2 Lobby A (left)	Schindler	2006
old	CIA-TA-FL01-FL01-EVA004	L29	CTE4060	Sabiem	Passenger	2	CIP lounge	Schindler	2008
old	CIA-TA-FL01-FL01-EVA001	L30	CTE4241	Sabiem	Passenger	2	International Arrivals (old air namibia)	Schindler	2008
old	CIA-TA-FL01-FL01-EVA002	L31	08/L2412	Schindler	Passenger	2	International Arrivals (MTN)	Schindler	2007
old	CIA-TA-FL02-RT01-EVA001	L32	2662	Mitsubishi	Passenger	2	International bussing gate area	Mitsubishi	
old	CIA-TA-FL02-RT01-EVA002	L33	2659	Mitsubishi	Passenger	3	Smoking lounge to duty free area	Mitsubishi	
old	CIA-TA-FL02-RT01-EVA003	L34	08/L3516	Schindler	Passenger/Goods	3	International Goods Receiving	Schindler	2006
old	CIA-TA-FL01-FL01-EVA003	L35	2661	Mitsubishi	Passenger	3	International Arrivals (immigration area)	Mitsubishi	
Parkade 1	CIA-PR-PK01-FL04-EVA003	L36	08/L4347	Schindler	Passenger	4	Parkade 1 grnd to 4th floor south side LOBBY A	Schindler	2009
Parkade 1	CIA-PR-PK01-FL04-EVA004	L37	08/L4348	Schindler	Passenger	4	Parkade 1 grnd to 4th floor south side LOBBY A	Schindler	2009
Parkade 1	CIA-PR-PK01-FL04-EVA005	L38	08/L4349	Schindler	Passenger	4	Parkade 1 grnd to 4th floor north side LOBBY B	Schindler	2009
Parkade 1	CIA-PR-PK01-FL04-EVA006	L39	08/L4350	Schindler	Passenger	4	Parkade 1 grnd to 4th floor north side LOBBY B	Schindler	2009
Parkade 1	CIA-PR-PK01-FL04-EVA007	L40	08/L4351	Schindler	Passenger	4	Parkade 1 grnd to 4th floor north side LOBBY C	Schindler	2009
Parkade 1	CIA-PR-PK01-FL04-EVA008	L41	08/L4353	Schindler	Passenger	4	Parkade 1 grnd to 4th floor north side LOBBY C	Schindler	2009
old	CIA-PR-PK01-FL04-EVA008	L42	116	Kone	Passenger	3	Oval Building (Airport Entrance)	Schindler	
old	CIA-PR-PK01-FL04-EVA008	L43	CH6504	Swisatoc	Passenger	2	Domestic Arrivals (wheelchair)	Schindler	2000
New	CIA-TA-FL02-RT01-EVA005	L44	SL0442	Schindler	Passenger		Emirates International Departure	Schindler	2015
NEW				Passnger		2	ICON LOUNGE (not yet commissioned)	SCHINDLER	2018

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

BIDDER'S ACKNOWLEDGEMENT

I/We accept that Clarification Question & Answers will form part of the Tender Documents and subsequent Contract. I/We confirm that I/we

(a) have noted the contents of this Q&A.

(b) have fully considered this Q&A; and

(c) have incorporated the amendments, omissions, additions and/or amplifications contained in this Q&A in my / our submission for the Tenders relating to

Tender no:

RFQ 73531

I, the undersigned, warrant that I am duly authorised to do so on behalf of the enterprise and confirm that the contents of this schedule are, to my personal knowledge and best belief, both true and correct.

Date

Signed

.....

Name

Position

.....

Tenderer

Name &

Telephone

Number

.....

