



NOTICE TO TENDERERS NO: 1
Pages: 16 (this letter), 30 (presentation)

21 August 2026

033Q/2026/27: BUILDING CONSTRUCTION WORK OF PHILIPPI SWITCHING STATION AND BUILDING ALTERATIONS

CLOSING DATE OF TENDER: 03 September 2026

BOX NUMBER: 209

Dear Sir/Madam

1) SITE CLARIFICATION MEETING

The minutes and the presentation of the clarification meeting held on 12 August 2026 are attached. Please note that the illustrations used in the presentation was just for indicative purposes, bidders are required to tender in accordance with the drawings issued separately (Electronically) with the tender document.

2) ORIGINAL TENDER DOCUMENTS ISSUED BY THE TENDER OFFICE

Bidders should pay attention to C.2.13.11:

- C.2.13.11 The Employer shall not formally issue tender documents in electronic format and shall only issue tender documents in hardcopy. An electronic version of the issued tender documents, or elements thereof, may be made available to the tenderer at the Employer's discretion, upon written request in terms of this clause, subject to the following:
- a) Electronic copies of the issued tender documents, or parts thereof, will only be provided to tenderers who have been issued with the tender documents as contemplated in C.1.2 in hardcopy.
 - b) The electronic version shall not be regarded as a substitute for the issued tender documents.
 - c) The Employer shall not accept tenders submitted in electronic format. Only those tenders that have been completed on the issued hard copy tender document shall be considered, provided that printed Bills of Quantities, in the same format (that is, layout, billed items and quantities) as those issued electronically by the Employer, may be submitted with the tender as stated in C.2.13.2.
 - d) Where Addenda have been issued which amend the Bills of Quantities, then the printed Bills of Quantities shall take these into account. The pages of the issued Bills of Quantities should not be removed from the tender document.
 - e) The Employer accepts no responsibility or liability arising from any reliance on or use of the electronic version provided in terms of this clause. Tenderers are alerted to the fact that electronic versions of the tender documents may not reflect any notices or addenda that amend the tender document.
 - f) Any non-compliance with these provisions, including effecting any unauthorised alterations to the tender documents as contemplated in C.2.11, shall render the tender non-responsive. The Employer reserves the right to take any action against such tenderer allowed in law including, in circumstances where the tender had already been awarded, the right to cancel the contract.
 - g) In requesting the electronic version of the tender documents or parts thereof, the tenderer is deemed to have read, understood and accepted all of the above conditions.

3) TENDER CLOSING DATE

As per the original hard copy tender document issued, all bidders/ tenderers to be advised that the **Tender Closing Date is the 03 September 2026** at 10h00.

4) BILL OF QUANTITIES - CONTINGENCY AMOUNT

All bidders/ tenderers to be advised that the electronic Bill of Quantities (excel) was revised to align with the original tender document which makes allowance for 10% Contingencies (page 212). Bidders are reminded of item 11. In the C2.1 Pricing Assumptions:

11. Clause C.2.13.11 c) in Part T1.2 Tender Data shall be applicable to the submission of Bills of Quantities which have been priced electronically, and which the Tenderer wishes to submit as a printed version with his/her tender in the place of handwritten priced Bills of Quantities.

If there is found to be any variance between the printed version and the original issued document, the original shall stand. However, where Addenda have been issued which amend the Bills of Quantities, then the printed Bills of Quantities shall take these into account.

The pages of the issued Bills of Quantities should not be removed from the tender document.

5) BILL OF QUANTITIES – PRELIMINARIES: REFERENCE TO PAARDEVLEI

All bidders/ tenderers to be advised that the electronic Bill of Quantities (excel) was amended in Bill No. 1 – Preliminaries A20.0: References to Paardevlei was removed. There will be no sectional works on this tender.

Bidders are reminded of item 11. In the C2.1 Pricing Assumptions:

11. Clause C.2.13.11 c) in Part T1.2 Tender Data shall be applicable to the submission of Bills of Quantities which have been priced electronically, and which the Tenderer wishes to submit as a printed version with his/her tender in the place of handwritten priced Bills of Quantities.

If there is found to be any variance between the printed version and the original issued document, the original shall stand. However, where Addenda have been issued which amend the Bills of Quantities, then the printed Bills of Quantities shall take these into account.

The pages of the issued Bills of Quantities should not be removed from the tender document.

6) AMENDMENTS TO THE CONTRACT DOCUMENT – REPLACEMENT PAGES

AMENDMENTS TO THE CONTRACT DOCUMENT

Your attention is specifically drawn to the amendments which are to be made to the Contract Document for the above in terms of Clause C.3.2 of the Standard Conditions of Tender and you will be deemed to have made any allowances necessary to provide for these amendments in your tender offer.

PAGES 48 & 52: C1.2 – CONTRACT DATA

Tenderers to note that pages 48 and 52 of Part C1: Agreements and Contract Data, C1.2 Contract Data, be replaced with the attached pages 48-A and 52-A. (Page number)

PAGE 103: C2.2 – BILL OF QUANTITIES

Tenderers to note that page 103 of Part C2 Pricing Data, C2.2 – Bills of Quantities, be replaced with the attached pages 103-A. (Page numbers updated)

PAGE 279: C5.2 – RETURNABLE DOCUMENTS

Tenders to note that pages 279 of Part C5.2 Returnable documents, be replaced with the attached pages 279-A (page numbers updated) to make provision for the preference point formula.

PAGE 105, AND 105-B: C2.2 – VOL-1 PART C3 APPLICABLE STANDARDISED SPECIFICATIONS VOL-1

Tenderers to note that page 105, Part C3 Applicable Standardised Specifications VOL-1 be replaced with the attached pages 105-A. (Page numbers updated)

Page 105-B of Part C3 Applicable Standardised Specifications Technical Specifications Civil Engineering, was added to the Technical specification. (Page numbers updated)

7) QUESTIONS AND ANSWERS

This Notice (last 5 pages) contains questions from potential bidders and responses to these questions to date.

8) ELECTRONIC SCHEDULE OF QUANTITIES

A revised electronic Bill of Quantities (BoQ) is available at the designated SharePoint site for download.

Tenderers are to return a signed copy of this notice with the submission of their Tender. Failure to return a signed copy of the Notice may result in the Tender being declared Non-Responsive.

Yours faithfully,

p.p.

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For:

Director: Supply Chain Management

WRITTEN ACKNOWLEDGEMENT OF RECEIPT OF NOTICE 1 – 033Q/2026/27

Signature **Date**

Legal and full name of tendering entity:

.....

CITY OF CAPE TOWN

TENDER 033Q/2026/27: BUILDING CONSTRUCTION WORK OF PHILIPPI SWITCHING STATION AND BUILDING ALTERATIONS

TENDER CLARIFICATION MEETING MINUTES

Date: 2026-08-12
Time: 12:00
Venue: Teams

1 DISCUSSION POINTS

- 1.1 The clarification meeting was not compulsory. It served to emphasise key aspects of the tender and clarify areas of uncertainty and was not a comprehensive walkthrough of the tender document.
- 1.2 Unless a formal notice is issued by the City of Cape Town (CCT), the tender document is to be viewed as correct.
- 1.3 Electronic documents (Bill of Quantities, drawings, geotechnical report, tender documents) can be accessed via a SharePoint link sent by the Consultant, once proof of payment has been submitted and the hard copy collected from the tender office. Consultants manage the SharePoint site and access to the site.
- 1.4 The scope of the tender is for

Construction of a new reinforced concrete framed building with brick infill walls to house 132 kV gas insulated switchgear equipment at the existing Philippi Switching Station (Erf 108359, corner of Lansburg and Greenturf Road, Hanover Park, City of Cape Town). Scope includes a basement, battery room, loading platform, staircases, roof, drainage, paving, fencing, a new substation earth grid, and associated civil works, to be carried out within a live, operational substation environment.
- 1.5 The estimated CIDB contractor grading for this tender is 7 GB or higher. Potential bidders are encouraged to maintain an active status throughout the evaluation period. Please note that the City can't accommodate Potential Emerging gradings, as the CCT does not operate a contractor development programme as required by CIDB regulations for this purpose.
- 1.6 Only the Bill of Quantities (Schedule of Quantities) may be completed electronically. If there is found to be any variance between the printed version and the original issued document, the original shall stand (Item 11 in the Pricing assumptions).
- 1.7 Eligibility and responsiveness criteria were discussed, including:
 - Compliance with City of Cape Town SCM policy (C.2.1.4.1) and bargaining council standing (C.2.1.4.7)
 - Registration on both the City (C.1.7) and National Treasury supplier databases (C.1.8)
 - A minimum functionality score of 27 out of 45, comprising qualifications/experience of key staff (15 marks) and demonstrated experience of the tendering entity (30 marks)
- 1.8 Key Personnel Requirements as per clause C.2.1.4.3.1 was discussed:

In order to be considered for functionality points tenderers must have the listed key personnel as per clause C.2.1.4.3.1 in its permanent employment at the close of tender. Alternatively, a signed undertaking from a specialist consultant/firm having the required personnel, stating that they will undertake the necessary work must be attached to Schedule 13 Part C5.2: Returnable Schedules.

1.9 Company Track Record

Three (3x) sub-criteria will be scored under track record (1) Projects more than R10mil (2) Projects that includes face brick works of R1mil (3) Reinforce concrete structure projects. Note if any project is above R10mil and the works includes face brick (where the face brick portion was $\geq$ R1mil) and reinforce concrete, that project will be eligible for points in each of the sub-criteria separately.

1.10 Live Substation Safety and Regulatory Compliance

As the site is an operational substation with live overhead lines and underground cables, work areas must be restricted, fenced, and clearly marked with warning labels and safety notices. Only a responsible person appointed and authorised by the City of Cape Town, and trained in ORHVS, may receive a work permit for live substation work. The cost associated for providing a Responsible Person should be allowed for under the Preliminaries section of the Bills of Quantities.

1.11 Surety for undertaking work near HV cables

Bidders to take cognisance of the work that is required in proximity of existing high-voltage cables, and the requirement for lodging acceptable surety in the amount of R2 500 000,00, or such revised amount as indicated by the approved Electricity wayleave.

1.12 Special Electrical Works

Installation of a new substation earth grid beneath the new building is required, using 10 mm diameter copper rods with exothermically welded connections, in accordance with the applicable electrical specifications.

1.13 Common submission errors was highlighted, including:

- Incomplete returnable schedules or missing documentation
- Inactive CIDB status at time of evaluation
- Partial pricing or null rates in the Bill of Quantities
- Changing units in the Bill of Quantities
- Submitting work plans/programmes copied from unrelated projects, or submitting unrealistic programmes
- Including cover letters detailing deviations from standard conditions (deviations should instead be recorded on the designated schedule.)

1.14 Query Submission Process

Any unclear points should be emailed to the contact indicated in the tender document.

AMENDMENTS TO THE CONTRACT DOCUMENT –
REPLACEMENT PAGES

B 7.0 Insurances [10.0] and Securities [11.0]

Insurances [10.0]

Insurances by contractor			Amount including tax	Deductible amount including tax
Contract works insurance:			R50 mil	R20'000
	New works [10.1.1] (contract sum or amount)			
or	Works with practical completion in sections [10.2] (contract sum or amount)			
or	Works with alterations and additions [10.3] (reinstatement value of existing structures with or including new works)			
	Direct contractors [10.1.1; 10.2] where applicable, to be included in the contract works insurance			
	Free issue [10.1.1; 10.2] where applicable, to be included in the contract works insurance			
	Escalation, professional fees and reinstatement costs if not included above			
Total of the above contract insurance amount				
Supplementary insurance [10.1.2]				R20'000
Public liability insurance [10.1.3]			R20 million	R20'000
Removal of lateral support insurance [10.1.4]				R20'000
Other insurance [10.1.5]:				
Yes/ no?	Yes	See 10.1.5 to 10.1.8 of Contract Data	To be determined by Contractor	To be determined by Contractor
Yes/ no?		If yes, description 2		

B 13.0 Payment [25.0]

Date of month for issue of regular payment certificates [25.2]			
Cost fluctuations [25.3.4; 26.9.5]	Yes/no?	Yes	
Method to calculate	Contract Price Adjustment Provisions (CPAP) using STATS SA Statistical Release P0151 (refer to clause 26.9.5)		

25.12	Payment Reduction up to date of practical completion	%	5
25.12	Payment Reduction after date of practical completion	%	2.5
25.12	Payment Reduction after date of final completion	%	0%

B 14.0 Dispute resolution [30.0]

Adjudication [30.6.1; 30.10] Name of nominating body	Association of Arbitrators Southern Africa
Applicable rules for adjudication [30.6.2]	

ITEM NO	PAY REF	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
		<u>SECTION NO. 2A</u>				
		<u>BILL NO. 4</u>				
	SANS 2001-BE1	<u>EARTHWORKS GENERAL</u>				
		As specified in SANS 2001-BE1 and the project specifications				
		Excavation for general earthworks and for structures:				
	PS-BE1 4.2.2(a)	<u>Cut to Stockpile:</u>				
1		Excavation in all materials to required depths and stockpiling suitable material on site for later reuse.	m³	860		R
	PS-BE1 4.2.2(b)	<u>Cut to spoil off site:</u>				
2		Excavation in all material to required depths and disposal of surplus material to a spoil site supplied by the Contractor	m³	2 000		R
	PS-BE1 4.2.2(b)	Excavation in all material to required depths and disposal of surplus material to a spoil site supplied by the Contractor to be transported a distance of:				
	2.2 a)	up to and including 50km	m³	2 000		Rate
	2.2 b)	over 50km up to and including 100km	m³	2 000		Rate
	2.2 c)	over 100km up to and including 150km	m³	2 000		Rate
	4.2.5	Filling:				
	4.2.5.2	<u>Filling around structures:</u>				
3		Fill around structures with excavated material from stockpile	m³	860		R
	PS-BE1 4.3	Shoring Excavations				
		<u>Shoring of proposed building excavation for depths:</u>				
4		2.5m up to 3.5m	m	130		R
	PS-BE1 4.3	Shoring for pylons for depths:				
5		Up to 1.5m	m	30		R
CARRIED TO SUMMARY						

1. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

POINTS AWARDED FOR PRICE

THE 80/20 PREFERENCE POINT SYSTEMS

A maximum of 80 points is allocated for price on the following basis:

80/20

$$P_s = 80 \left[1 - \frac{(P_t - P_{min})}{P_{min}} \right]$$

Where

P_s = Points scored for price of tender under consideration

P_t = Price of tender under consideration

P_{min} = Price of lowest acceptable tender

2. POINTS AWARDED FOR SPECIFIC GOALS

- 2.1 In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the tenderer will be allocated points based on the goals stated in table 1 below as may be supported by proof/ documentation stated in the conditions of this tender:
- 2.2 In cases where organs of state intend to use Regulation 3(2) of the Regulations, which states that, if it is unclear whether the 80/20 or 90/10 preference point system applies, an organ of state must, in the tender documents, stipulate in the case of—
- (a) an invitation for tender for income-generating contracts, that either the 80/20 or 90/10 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system; or
 - (b) any other invitation for tender, that either the 80/20 or 90/10 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system,
- then the organ of state must indicate the points allocated for specific goals for both the 90/10 and 80/20 preference point system.

Table 1: Specific Goals (SG) – Points Allocated and Claimed

Tenderers must indicate the preference points claimed for each specific goal applicable to them, for the purposes of this tender.

(Note to organs of state: Where either the 90/10 or 80/20 preference point system is applicable, corresponding points must also be indicated as such.)

The specific goals allocated points in terms of this tender	To be Completed by the Organ of State	To be Completed by the Tenderer
	Number of points Allocated (80/20 system)	Number of points claimed (80/20 system)
Promotion of Micro and Small Enterprises	8	
Enterprise Supplier Development and Socio-Economic Development	6	
Skills Development OR Employee Share Scheme	6	

sites provided by the contractor. The rate shall allow for all transport costs. The freehaul distance for the purpose of this Contract will be unlimited, unless otherwise indicated in the schedule of quantities.

The rate shall cover the cost of providing the necessary plant or materials, or both, fully erected and operative on the Site, the cost of operating and maintaining pumps, well points, sheeting, close timbering, and other equipment, as applicable, for 24 hours a day, 7 days a week, throughout the period during which the facilities are required, and the cost of removing such goods and restoring the Site to its original condition on completion of that part of the project for which the temporary works were erected.

4.3 Shoring excavations/pylons **Unit : m**

The tendered rate shall include full compensation for the design of the shoring system by a suitable qualified person to withstand earth loading pressures, hydrostatic pressures associated with high water table, slope stability, deflections, etc. based on the soil conditions encountered on site and specified in the geotechnical investigation report. The design shall be submitted to the Engineer for comments and approval.

The rate shall include full compensation for plant, labour, materials and equipment required to provide the shoring and shall include for the additional inconvenience of working in the shoring trench. The rate shall include the maintenance of the shoring during the construction period.

The length shall be measured in the depth category specified based on the perimeter length of the required shoring.

PS-DP5 STORMWATER DRAINAGE

PS-BE 1 MEASUREMENT AND PAYMENT

4.5 Break into existing stormwater pipe and construct new manhole **Unit : No**

The tendered rates shall include full compensation for the supply of all labour, plant and materials, for removing a section of the existing stormwater pipe, for installing the new pipe, for the complete construction of the new manhole, for sealing around the pipes, for disposal of all debris to the dumping site and for backfilling around the manhole with selected material.

SECTION B2300 : CONCRETE KERBING, CONCRETE CHANNELLING, CHUTES AND DOWNPIPES AND CONCRETE LINING FOR OPEN DRAINS

B2301 SCOPE

Add the following to this clause:

"This section also covers the replacement of damaged concrete kerbing, channelling and lining."

B2304 CONSTRUCTION

(b) Prefabricated concrete kerbing and channelling

Amend the end of the 2nd paragraph to read as follows:

"... road junctions, where the kerb units shall be 0,3 m in length for curve radii less than 20,0 m. For curves with a radius less than one metre the kerbs shall be cast in situ. Any associated prefabricated concrete channelling units shall also comply with the above requirements."

Add the following sub-clause:

"(l) Demolition of existing kerb and channels

Where shown on the drawings and/or indicated by the Employer's Agent, the existing kerb and channel and concrete lined drains shall be demolished to a maximum size of 300 mm, removed and transported to an approved spoil site as provided by the Contractor."

B2307 MEASUREMENT AND PAYMENT

Item	Unit
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PS-DP3 CABLE DUCTS

PS-DP 3 MEASUREMENT AND PAYMENT

4.2 Earth grid installation Unit : m

The applicable design document and drawings shall indicate all dimensions required to install the earth grid, including clearly specifying at what depth the earth grid must be installed and the positions and dimensions of vertical earth-rods if required. On the completed platform, before any trenching or foundation work is done, soil resistivity measurements shall be done in accordance with the applicable sections in this document. These values shall be used to verify the applicability (correctness) of the design based on the actual as constructed terrace soil model. Should the design not comply with safety requirements, it shall be modified to such an extent until all requirements are met before any installation work is started.

The only two acceptable earth grid installation methods are described below and illustrated in Figure 9.

- a) Complete the platform to the final specified level and then install the earth grid:
 - 1) Complete the platform to the final design level,
 - 2) Trench to the specified earth grid depth,
 - 3) Install the earth grid as specified,
 - 4) Backfill and compact the trenches at optimum moisture content with a mechanical plate compactor in layers not exceeding 300mm to a density of 93% Mod AASHTO to the final platform level.
- b) Install the earth grid before the final platform level has been reached:
 - 1) Complete the platform only to 0.5m above earth grid level,
 - 2) Trench 0.5m deep,
 - 3) Install the earth grid as specified,
 - 4) Backfill and compact the trenches at optimum moisture content with a mechanical plate compactor (or similar hand compactor) in maximum layers not exceeding 300mm to a density of 93% Mod AASHTO to the existing platform level,
 - 5) Backfill and compact the whole platform to final level as specified.

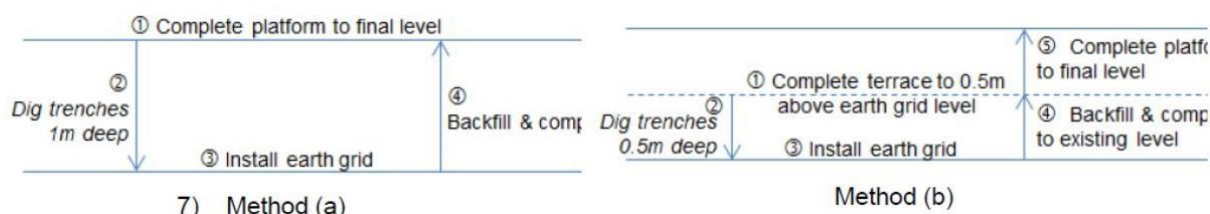


Figure 9: Acceptable earth grid installation methods

The main earth grid shall be buried at a depth as stipulated in the design document and reflected on the earth grid layout drawing, typically 1000mm below the final platform level. If site conditions dictate a depth different than stipulated in the design, it must be brought under the attention of the design engineer for approval as this might have a negative impact on the safe step and touch potentials. In this case the design engineer shall recalculate all parameters and modify the grid layout if required.

Where passing under deeper foundations and drains, the earth grid conductor is to be at least 150mm below the concrete. Back-filling around such earth rods is to be well compacted.

Where a concrete blinding is cast under building foundations the earth grid meshes are to be installed on top of the blinding and under the concrete footing of columns etc.

Where passing over drains with less than 1000mm of cover, it is to be buried as deep as possible.

The outer grid is to be 1000mm outside the safety fence, but not less than 600mm, as specified on the foundation or earth-grid layout drawing.

Question received from other bidders and Clarifications Responses to date

- Q: Confirm the closing date and clarification meeting date. The cover page says 12 August and 3 September; clause T1.1 says 15 August and 15 September. [A: Please refer to original tender document issued by tender office.](#)
- Q: Confirm the contingency percentage. BOQ Rev 06 says 20%; the tender document Summary of All Sections and Schedule 18 say 10%. [A: Please refer to original tender document issued by tender office.](#)
- Q: Confirm the number of copies of the tender to be submitted — the document refers to "the number stated in the tender data" and no number appears. [A: Only 1x copy of section C2.2. \(BOQ\) and C5.2 \(Returnable Schedules\) is required.](#)
- Q: Confirm the contract works insurance values, in particular the reinstatement value of the existing structures for clauses 10.2, 10.3 and 9.2.7. [A: Please refer to replacement page 48-A.](#)
- Q: Confirm whether BOQ Preliminaries A20.0 (Paardevelei sectional completion, 9 + 2 + 1.5 months) or Contract Data B11.0/B12.0 (no sections, 12 months) governs the completion regime and the penalty. [A: There should be no reference to Paardevelei. The Electronic Bill of Quantities was revised. There will be no sectional works and thus Contract Data B11.0/B12.0 \(no sections, 12 months\) governs the completion regime and the penalty.](#)
- Q: Confirm the design groundwater rest level and the seasonal high, and whether the Employer will accept an allowance or provisional sum for dewatering remeasured against actual water levels. Confirm whether "no additional payment for special water hazards" is intended to stand given that no water level was ever measured. [A: The BOQ \(Bill 2\) includes items for "dealing with surface and subsurface water". Please price accordingly and where required this will be re-measurable.](#)
- Q: Request extension of the geotechnical investigation — three or four boreholes or DPSH/CPT to 8 m within the basement footprint. There is currently zero data below 2.70 m against a founding level of 2.95 m. [A: Bidders are required to price with the information as provided in the geotechnical reports made available with the tender.](#)
- Q: Request the complete construction-issue drawing set and a physical site inspection. Preliminaries C1 states the issued drawings "do not comprise the complete set". [A: The City do not issue "for construction" drawings at tender stage. The full tender set of drawings is available for download \(access required\). Bidders/ Tenderers may request Site meetings if there are specific items which they want to view/ review on site.](#)

Commercial

- Q: Confirm the price-scoring formula. Schedule 25 sections 3 and 4 give only "80/20" where the formula belongs. [A: Refer to replacement page 279-A](#)
- Q: Confirm whether failure to submit preference documentation means points are not claimed (Schedule 25 §1.5) or disqualification (page 286).

A: Kindly note that the use of the term "disqualified" in the Preference Points Schedule refers only to a tenderer not being awarded points for a specific goal where the prescribed requirements have not been met.

This does not constitute disqualification from the tender process but merely results in the tenderer scoring zero points for the applicable specific goal.

- Q: Confirm the track record value threshold — R10 million each (narrative) or R1 million each for face brick (scoring table). A: Three (3x) sub-criteria will be scored under track record [\(1\)](#) Projects more than R10mil [\(2\)](#) Projects that includes face brick works of R1mil [\(3\)](#) Reinforce concrete structure projects. Note if any project is above R10mil and the works includes face brick (where the face brick portion was $\geq$ R1mil) and reinforce concrete, that project will be eligible for points in each of the sub-criteria separately.
- Q: Confirm whether CPAP applies from commencement. The Contract Data "Yes/no" cell is blank and clause 26.9.5 restricts CPA to beyond 12 months from expiry of the original validity. A: Please refer to replacement 52-A.
- Q: Confirm the penalty cap and whether the 12-month period is extended by the builders' holiday. A: With JBCC there is no cap unless specified. For this tender/ contract CCT did not specify a cap. The tenderer shall refer to the definition of the construction period in the amendments to the JBCC clauses - the duration excludes holidays.
- Q: Confirm the basis on which the works could be closed down under Preliminaries C16 given that CPG_L and CPG_E are both 0%. A: Note C16 is standard template wording where "local labour and enterprises" are specified. For this specific tender/ contract 0% CPG_L and CPG_E were specified.
- Q: Confirm whether a Community Liaison Officer is required — C3.5.3 says not, but specifies a rate, retains the employment contract and requires it to be priced at Preliminaries C15. A: Bidders/ tenderers to note that the rates for the Community Liaison Officer are standard clauses in the document. For this specific tender CCT specified 0% minimum targeted labour.
- Q: Request a daywork schedule with agreed labour, plant and material percentages. A: No dayworks allowed - This is a JBCC contract where tender rates remain fixed (With applicable escalation applied according to Contract) for the contract and any new works require x3 quotations to be provided to justify price. (Refer to Clause 3.3.2.2)
- Q: Confirm the 80/20 versus 90/10 threshold if the winning bid exceeds R50 m including VAT. A: The 80/20 preference system is applicable for this tender, as the estimated value for this contract was calculated to be below R50mil.
- **Technical**
 - Q: Confirm the shoring unit of measure — the specification heading says m², the measurement rule refers to perimeter length, and the BOQ measures 130 linear metres. A: Refer to replacement pages 105-A and 105-B of Volume 1.
 - Q: Confirm the design water level and surcharge for the shoring design, and provide record foundation information for the existing substation building that the excavation abuts. A:

Shoring (formwork) design fall under temporary works, which falls under the contractor's Scope of Works. Please refer to the Geotechnical report overview section 4.1 Paragraph e for an indication of possible ground water levels. Tenderers must make use of the Geotechnical report and price as they see fit.

- Q: Confirm that the raft has been checked for hydrostatic uplift in both the temporary and permanent conditions and confirm the design assumption regarding continued operation of the basement sump pumps. A: The raft has been checked for hydrostatic uplift for both temporary and permanent load conditions. The walls have been designed for a load case where the water table is at the NGL on the outside (i.e. worst case, dry inside wet outside). The raft has been designed for the same scenario (full height watertable outside, empty inside.)
- Q: Confirm whether the 50 mm blinding under the 547 m² raft is intended to be measured, and under which item — only 1 m³ is billed. A: There is no requirement on the drawing for blinding under raft, this 1m³ was measured for under the loading platform strip footings, if required and to have a tender rate if required.
- Q: Confirm the extent of under-raft tanking — 35 m² is measured against a raft of about 548 m² described as "cast in panels on waterproofing". A: If required during construction a DPM layer is measured beneath. No tanking specified as a requirement, the 35m² of derbigum measure to raft foundations is for the shoulder of the raft from bund walls to edge of raft. See drawing 1951/102/6 "Typical Bund/wall details".
- Q: Reconcile the four different compaction and G-classification schedules, and confirm the 300 mm of G5 under the building (200 m³) which does not appear on drawing S-100. A: The 300 mm thick G5 material layer must be priced as an allowance beneath the building. Provision has been made for the G5 layer to form a hardened and stable working platform. This will provide suitable access and support during the installation of reinforcement, particularly in areas where excavation for the earthing grids is restricted.
 - All G5 layers to be compacted to 96% MOD AASHTO Density
 - All G7 layers to be clean sand compacted to 100% MOD AASHTO Density.
- Q: Request water-soluble and acid-soluble sulphate, chloride and TDS results on the founding horizon, and a stated concrete exposure class. Confirm that 30 mm cover is intended for basement walls in permanent contact with moist, corrosive ground. A: Outside cover to exposed concrete is 50mm, not 30mm. 30mm is applicable to the slabs and wall inner face. Cover specifications will be indicated on the bending schedules for the respective concrete elements.
- Q: Confirm whether any waste classification has been done on the 1.2 m of made ground, and who carries the risk if the 2 000 m³ of spoil cannot go to a general-waste landfill. A: No waste classification was done, only the Geotechnical report was supplied with the tender documents. Also refer to replacement page 103-A.
- Q: Confirm whether an asbestos survey will be undertaken on the 1972 building, and who bears the cost and time if asbestos-containing material is found. A: No asbestos was found during the excavation of trial holes/ pits. Further to this the existing roof is a sheet metal roof which shouldn't contain asbestos, which makes us believe that there shouldn't be asbestos

on site. The City of Cape Town has no prior knowledge of asbestos on the site. However, if asbestos is found the applicable JBCC clauses and process will govern.

- Q: Confirm the rock classification — hard rock is defined as requiring explosives, which will not be permitted in an energised substation. A: This is the preamble specification of hard rock and soft rock for pricing. Price accordingly. If rock is found and it can be broken down via a breaker, it is classified as soft rock not hard rock. As per geotechnical report, no hard rock was encountered in any of the trial pits.
- Q: Confirm whether the smoke ventilation system is required. The mechanical specification requires 8 ventilators; fire drawing RFD1 states none is required because room size is limited to 500 m². Confirm the instruction date if it remains conditional. A: The roof ventilators must be priced as per the Bill.
- Q: Confirm the battery room extract duty (air changes per hour or l/s and the hydrogen-dilution basis), and whether the extract fan must be spark-proof given that Zone 1/2/21/22 luminaires are specified in the same space. A: Battery Room air volume is based on 10 air changes per hour and an explosion-proof fan TD-800/200EX is specified with safety specification, II2G EExe IIT3, suitable for use in hazardous areas where flammable gases or vapours may be present.
- Q: Confirm whether the fire detection system is a new addressable panel or an extension of the existing FS Systems installation, and who carries re-certification of the existing loop. A: FS systems carry the certification of the existing loop, extension on the existing panel will be carried out by the appointed bidder on this advertised tender with final tie in by FS systems.
- Q: Confirm design responsibility. The contract says the contractor is not responsible for design, but the bills require weld design, shop drawings and an aluminium design indemnity letter, with no professional indemnity requirement. A: The design responsibility is with the City's appointed professional service providers (PSP). The PSP's structural team is responsible for the designs of all structural steel and concrete works. The appointed bidder on this advertised tender is responsible for all temporarily works designs, which entails shoring, scaffolding, formwork etc. designs.
- Q: Confirm the extent of yard stone — only 20 m³ (about 200 m²) is measured against a 538 m² building and a full yard. A: Please note that allowance was made for the back of the building, there is mostly paved areas around the newly constructed building.
- Q: Confirm who installs the 132 kV GIS, the interface date, access, craneage and handover arrangements. Contract Data B9.0 and B10.0 (nominated subcontractors and direct contractors) are entirely blank. A: The installation of the 132 kV GIS is **Not** part of this contract (not Builders Scope). This will be done by the Employer after building completion.
- Q: Confirm the number, size, position and forming method of the busbar penetrations — drawing ZA-SES-CCT-EE-001 says only "ALLOW FOR BUSBAR PENETRATIONS, TBC". A: The size of the busbar penetrations depends on the type of GIS switchgear being installed. The type of switchgear including the busbar penetrations sizes is still under evaluation and will be confirmed on the "for construction" drawings. For tender purposes, please use 2x busbar penetrations with maximum size of 750mm diameter per penetration.

- Q: Request the drawings referenced by BOQ items but not issued: S-501, S-502, S-600, S-601, M5373A/OC1, HVAC2, HVAC3, RFD2, ZA-SES-CCT-EE-002, EE-003, EE-004 and the CDEGS Safety Analysis. A: All drawings is downloadable from the SharePoint site. Refer to the clarification meeting presentation for how to request access to the SharePoint site. The CDEGS report will not be made available at tender stage, the contractor should price the BOQ with reference to earthing drawings downloadable from the SharePoint site.
- Q: Reconcile basement finished floor level +18.020 (structural) against 18.15 (civil drawing 25020-C-000-01). A: 18.020 is correct TOC of raft slab. 18.150 is finished floor level, which includes screed on Raft concrete slab. Both are in line with the Architectural drawings.
- Q: Confirm the basement tanking specification — three different build-ups are given across Vol 1 L.3.1, the architect's Waterproofing Specification and BOQ Bill 22. A: Please use double layer (4mm) torch-on Derbigum as per drawings.
- Q: Confirm the incoming breaker rating — the electrical specification says 63 A TP; the BOQ and the single-line diagram say 100 A TP 6 kA. A: These items will be 100A TP.