



CITY OF CAPE TOWN
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TRANSMISSION SYSTEM DEVELOPMENT

Electricity Generation and Distribution

Making progress possible. **Together.**

033Q/2026/27

BUILDING CONSTRUCTION WORK OF PHILIPPI SWITCHING STATION AND BUILDING ALTERATIONS

Please ensure that you have introduced yourself in the Team's meeting Message Field,
clearly indicating your name, company and tenderer name, your position / function in
the company and your contact details (In a single IM message)

Outline

- Introduction
- Tender clarification by City of Cape Town
- Scope of Work
- Questions from Tenderers

Introduction

- This is a non-compulsory briefing meeting.
- Emphasize certain key aspects of the tender and clarify areas of uncertainty. This is not a comprehensive discussion of the tender document.
- Unless a formal notice is issued by the CCT, the tender document is to be viewed as correct. Anything stated at the clarification meeting that could alter the tender document is therefore not enforced unless it is contained in a Formal Notice to tenderers.

Tender Clarification by City of Cape Town Implementation Program Works

Preliminary Program:

Tender advert : 31 July 2026
Tender close : 03 September 2026
Tender award : 4 – 6 months after tender close

The works on this project will be constructed in One phase.

The contractor will establish site on the existing Philippi switching station site

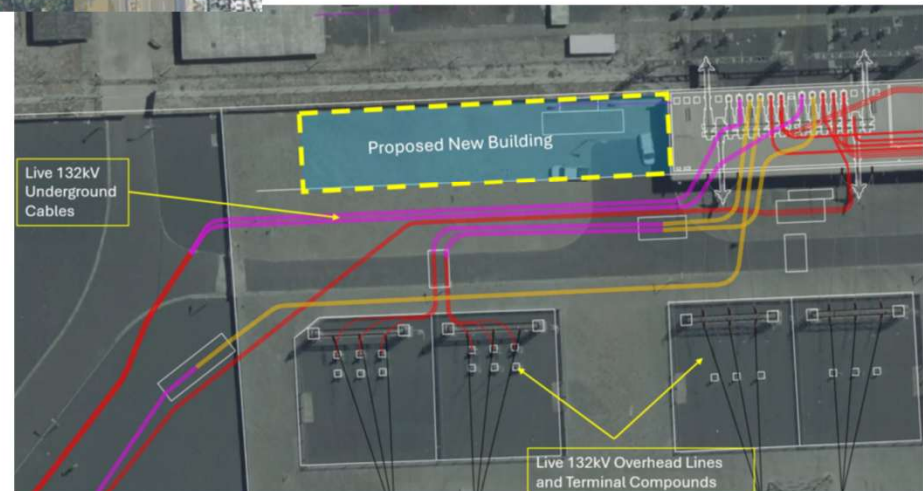
Duration of the construction works – **12 Months** from date of site handover

Tender Clarification by City of Cape Town

Location of Project

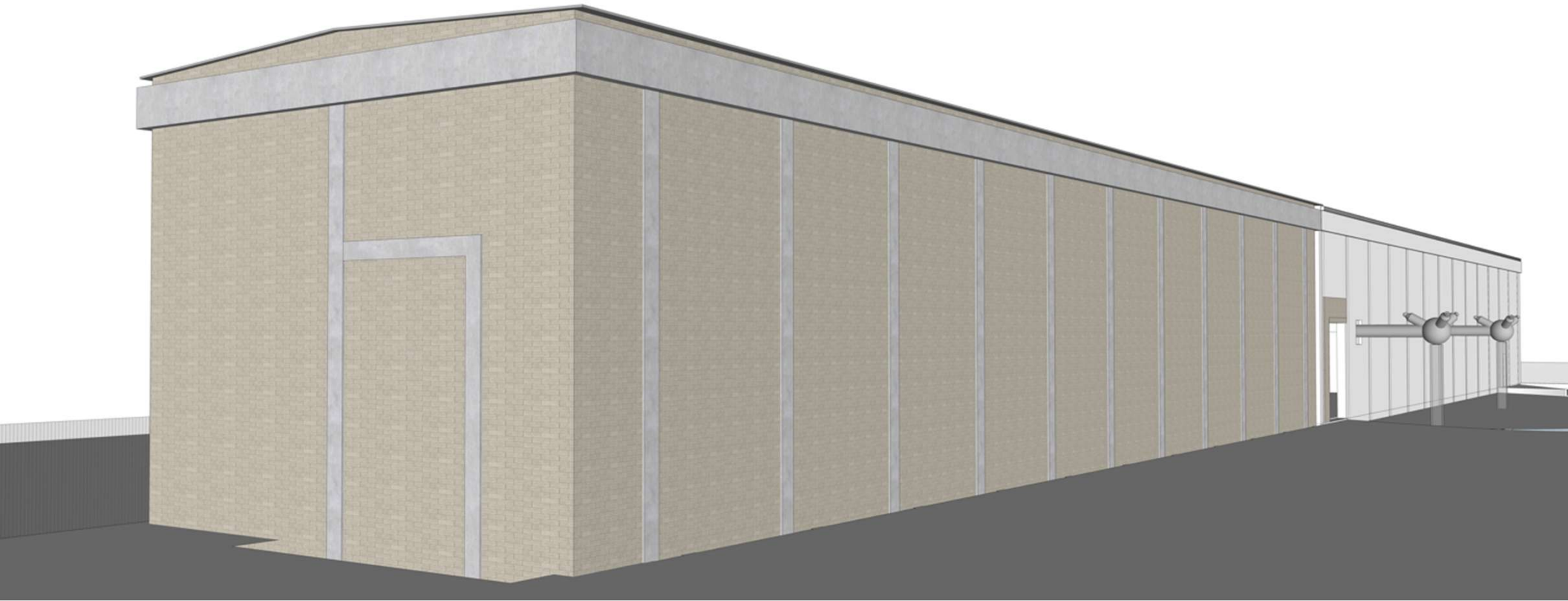


- The existing Philippi Switching Station is located on ERF 108359-RE on the corner of Lansburg and Greenturf Road, Hanover Park . Access to the site is via Greenturf Road.
- Philippi switching station is a Operational Substation with Live Outdoor Overhead Lines and Underground Cables
- Work area shall be restricted & fenced off, with all required warning labels/safety notices.



Scope of Work

Construction of a new Reinforced concrete framed building with Brick infill walls to accommodate new 132 kV gas-insulated switchgear (GIS) equipment



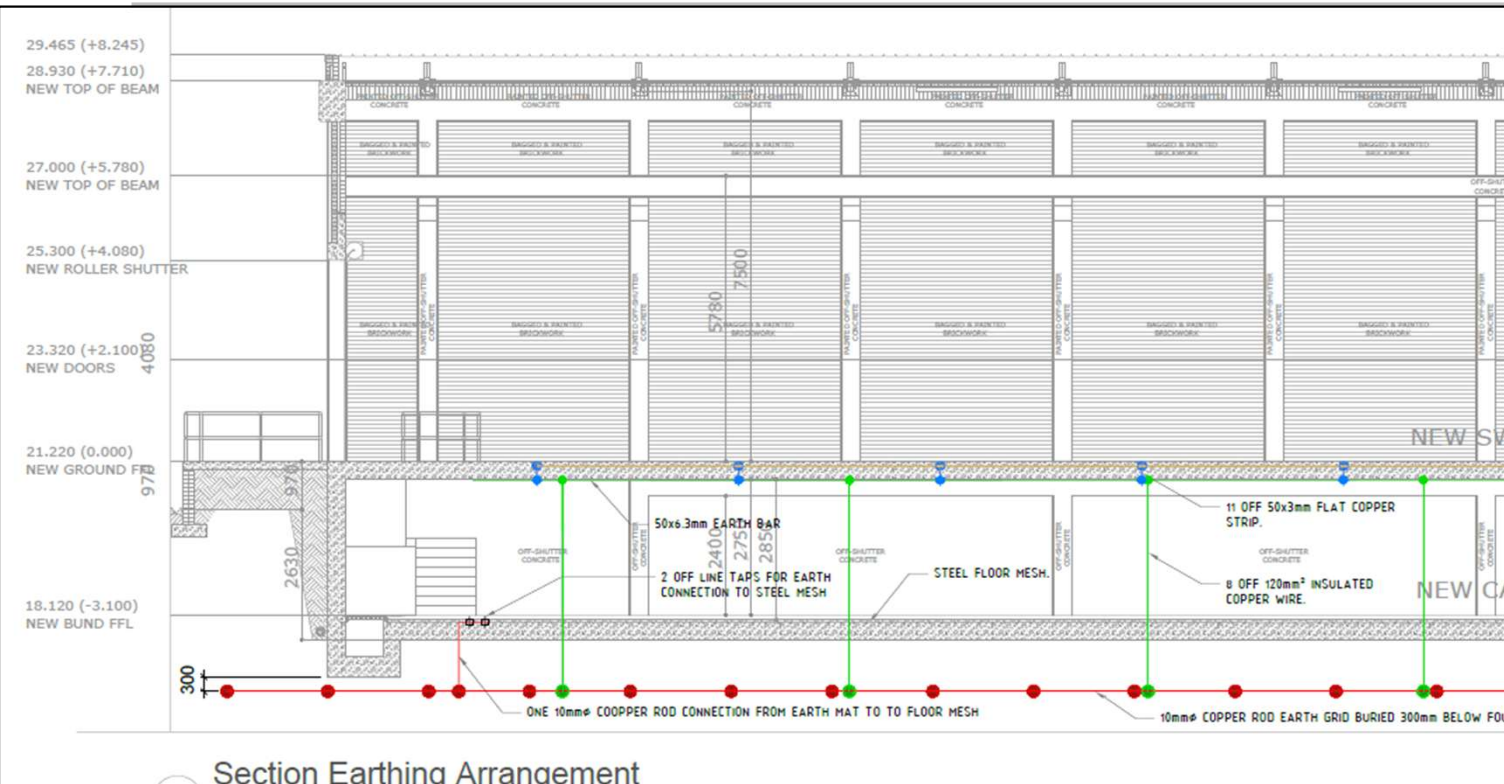
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Scope of Work



- Building Dimensions $\approx$ 46m long x 11.2m wide x 7.7m high
- Approximately 3 m deep waterproofed reinforced concrete basement
- Alterations to the existing building to construct a new battery room
- Reinforced concrete loading platform
- Overhead travelling crane and supporting structure
- Internal and external reinforced concrete staircases
- Structural steel roof
- Stormwater drainage, subsoil drainage, paving, fencing and associated civil works

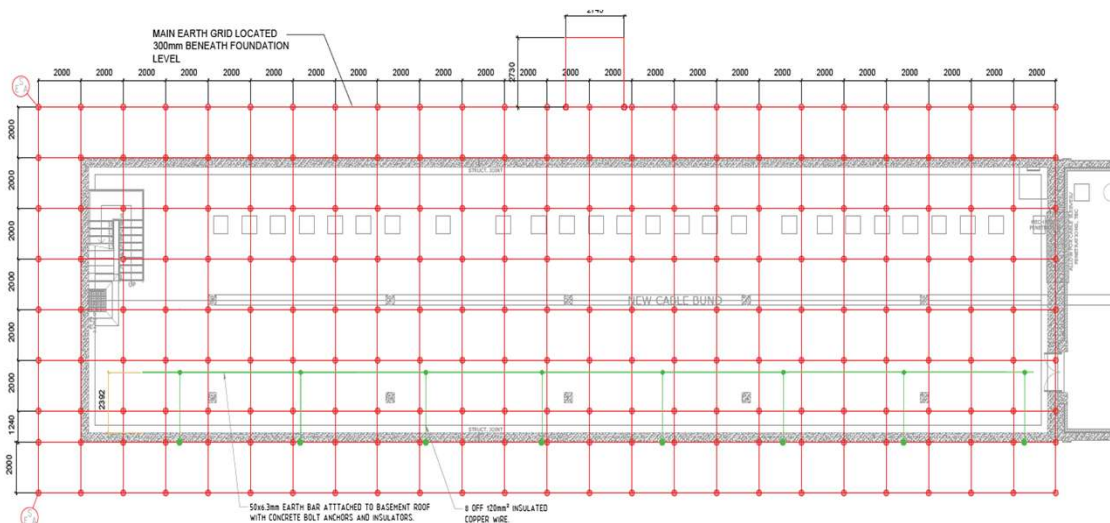
Scope of Work (Special Electrical works – Earthing)



Installation of a new substation earth grid beneath the building foundations

Main earth grid shall be 10mm Ø copper rods “Exothermically Welded Connections”

Associated electrical works in accordance with the electrical specifications

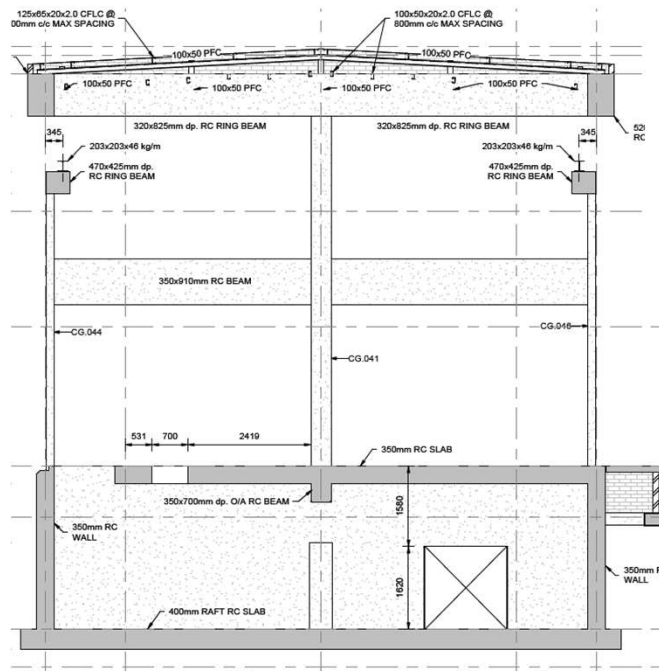
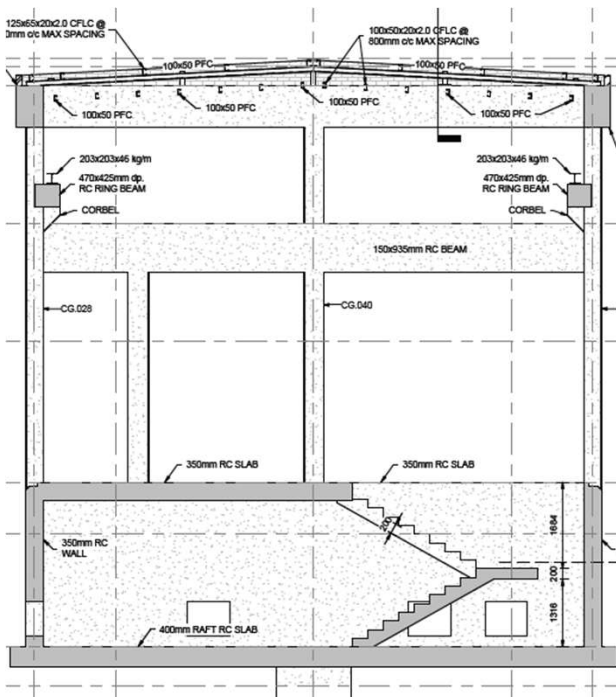


Scope of Work (continued)

Concrete Floor

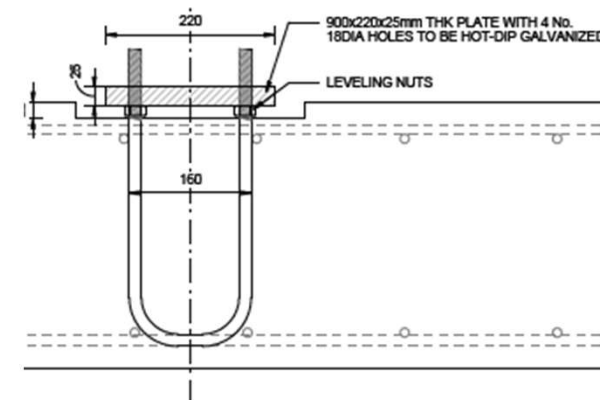
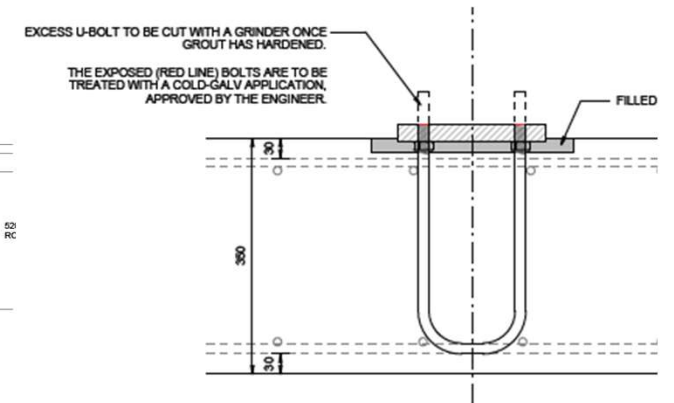
Apertures in RC floor for HV cables

RC Floor Accuracy of Level 1



Concrete Floor Structural steel works

Seating of Galvanized steel base plates into RC Floor



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Eligibility / Responsive Criteria:

- Estimated that tenderers must have a CIDB Grading of **7GB** or higher

Eligibility / Responsive Criteria:

- Only those tenders that satisfy the following criteria will be declared responsive:
 - C.2.1.4.1 **Construction Industry Development Board (CIDB) Registration:**
 - Only those tenderers who are registered with an active CIDB status in a contractor grading designation equal to or higher than a contractor grading designation determined in accordance with the sum tendered are eligible for evaluation.
 - C.2.1.4.2 **Compliance with requirements of CCT SCM Policy and procedures**
 - C.2.1.4.3 **Minimum Score for functionality**
 - C.2.1.4.7 **Good Standing with Bargaining Council** (BIBC or BCCEI))
- In Addition:
 - C.1.7 **City of Cape Town Supplier Database Registration:** Tenderers must be registered upon being requested and within requested period.
 - C.1.8 **National Treasury Web Based Central Supplier Database (CSD) Registration**
Tenderers must be registered upon being requested and within requested period.

Tender Clarification by City of Cape Town

Functionality Criteria

Description of functionality criteria	Maximum possible score
Qualifications and demonstrated experience of the key staff in relation to the scope of work;	15
Demonstrated experience of the tendering entity with respect to comparable projects;	30
Maximum possible score for Functionality	45

The minimum score for functionality is **27**. Tenderers that fail to achieve the minimum score for functionality will be declared as non-responsive.

Tender Clarification by City of Cape Town

Functionality: Key Personnel

- **Key Personnel**

In order to be considered for functionality points for this tender, the tenderer must have the following key personnel in its permanent employment at the close of tender. Alternatively, a signed undertaking from a specialist consultant/firm having the required personnel – undertaking must be attached to Schedule 13 Part C5.2: Returnable Schedules. Only these tenderers who have fully completed the returnable Schedule 13 are eligible for functionality points.

Description of quality criteria	Minimum Number of Projects
Contract Manager for site (Refer to schedule 13)	
A person with “10 Years” experience in the building environment with a minimum of 2 years’ experience as contracts manager. The person should have undertaken at least 8 (eight) projects of a similar nature as detailed in the Scope of Works. The individual shall also provide details of previous experience in managing JBCC contracts. (CV and contactable references)	0 – 7 projects = 0 pts 8 – 10 projects = 3 pts ≥ 11 projects = 5 pts
Construction Manager (Refer to schedule 13)	
A person with “5 years’ experience as Construction Manager in reinforced concrete and face brickwork. The person should have undertaken at least 5 (five) projects of a similar nature as detailed in the Scope of Works. (CV and contactable references)	0 – 4 projects = 0 pts 5 – 9 projects = 3 pts ≥ 10 projects = 5 pts
Construction Supervisor / Site Foreman (Refer to schedule 13)	
A person with “5 years verifiable experience as Site Foreman which oversees the construction workforce pertaining to the day to day onsite activities (i.e. brickwork resources, formwork resources, concrete-work resources, etc.). The person should have undertaken at least 5 (five) projects of a similar nature as detailed in the Scope of Works. (CV and contactable references)	0 – 4 projects = 0 pts 5 – 9 projects = 3 pts ≥ 10 projects = 5 pts



Tender Clarification by City of Cape Town

Functionality: Key Personnel

SCHEDULE 13: DETAILS OF QUALIFICATIONS AND STAFF EXPERIENCE OF STAFF

Tenderers shall set out in the Schedule hereunder details of the listed staff's experience in work of a similar nature to that for which their Tender is submitted.

NOTE: This Schedule shall be duly completed OR an annexure should be attached which include information as per the schedule to be Eligible for Functionality Points

CONTRACT MANAGER	NAME: NQF LEVEL No of Years Experience in Building Environment No of Years Contract Management Experience CV attached Yes/ No				
PROJECT NAME & CLIENT	NATURE OF WORK	TYPE OF CONTRACT (JBCC/ NEC/GCC)	POSITION HELD	VALUE OF WORK	YEAR COMPLETED
1) 2) 3) 4) 5) 6) 7) 8) 9) 10) 11)					

Number of sheets appended by the tenderer to this Schedule (If nil, enter NIL).

SIGNED ON BEHALF OF TENDERER:

Tender Clarification by City of Cape Town

Functionality: Key Personnel



SCHEDULE 13: DETAILS OF QUALIFICATIONS AND STAFF EXPERIENCE OF STAFF

NOTE: This Schedule shall be duly completed OR an annexure should be attached which include information as per the schedule to be Eligible for Functionality Points

CONSTRUCTION MANAGER	NAME: NQF LEVEL No of Years Experience in Building Environment CV attached Yes/ No			
PROJECT / CONTRACT NAME & CLIENT	NATURE OF WORK [specify which projects included face brick / reinforced concrete]	POSITION HELD	VALUE OF WORK	YEAR COMPLETED
1)				
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				
11)				

Number of sheets appended by the tenderer to this Schedule (If nil, enter NIL).

SIGNED ON BEHALF OF TENDERER:



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Tender Clarification by City of Cape Town

Functionality: Track Record

- Track Record

The tenderer shall provide a detailed list of projects undertaken in the last 10 years of similar scope to the tender. This must include at least 2 x Face brick projects as well as 2 x projects with reinforced concrete structures of similar nature than the tender, with a construction value of more than R10,000,000.00 each. The submitted track record must clearly illustrate the tenderers experience with face brick work as well as reinforced concrete structures.

Description	Minimum Requirement	Evidence submitted in Scoring
Track Record		
Number of projects and similar scope/complexity (face brick projects and reinforced concrete structures) completed in last 10 years (Max 30 points)	2 x Face brick projects with value $\geq$ R1 mil each 2 x Reinforced Concrete Structure projects 4x projects with construction value of more than R10,000,000.00.	0 – 1 Face brick = 0 pts 2 – 4 Face brick = 3 pts 5 – 7 Face brick = 6 pts $\geq$ 8 projects = 10 pts 0 – 1 Reinforce concrete = 0 pts 2 – 4 Reinforce concrete = 3 pts 5 – 7 Reinforce concrete = 6 pts $\geq$ 8 Reinforce concrete = 10 pts 0 – 3 Projects of $\geq$ R10mil = 0 pts 4 – 6 Projects of $\geq$ R10mil = 3 pts 7 – 9 Projects of $\geq$ R10mil = 6 pts $\geq$ 10 Projects of $\geq$ R10mil = 10 pts
* Points for Track Record will be awarded for each sub-criterion. The accumulative scores of all sub-criterion will be capped to a maximum of 30 points		



Tender Clarification by City of Cape Town

Functionality: Track Record

SCHEDULE 10: SCHEDULE OF WORK EXPERIENCE OF TENDERER

The tenderer shall insert in the spaces provided below a list of similar completed contracts awarded to him and those currently being undertaken. Attach additional pages if more space is required. (Please include photo evidence).

EMPLOYER (NAME, TEL No. AND FAX No.)	PRINCIPAL AGENT (NAME, TEL No. AND FAX No.)	NATURE OF WORK	VALUE OF WORK R(m)	VALUE OF FACEBRICK WORK R(m)	VALUE OF REINFORCED CONCRETE WORK R(m)	PHOTO EVIDENCE (Y/N)	COMPLETION DATE
COMPLETED CONTRACTS							
1)							
2)							
3)							
4)							
5)							
6)							
7)							
8)							
9)							
10)							

Number of sheets appended by the tenderer to this Schedule (If nil, enter NIL).

SIGNED ON BEHALF OF TENDERER:

Tender Clarification by City of Cape Town

General

- Every item included in the Bill of Quantities MUST be priced. NO partial submission will be accepted. Any partial submission will be deemed non-responsive. The City **will contract with ONE contractor.**
- Tender Office issued: Contract Document and Volume 1 = Technical specifications
- Drawings, Excel BOQ is available on a sharepoint site which is communicated once:
 - Proof of payment of tender fee
 - Proof of hard copy collection

Is submitted

Wynand Steyn wants to share BUILDING CONSTRUCTION WORK OF PHILIPPI SWITCHING STATION



Wynand Steyn <wynand@lynerns.co.za>

To Ina Kruger

Cc Wynand Steyn

Retention Policy Default 5 Year Delete (5 years)

Expires 2031/08/10

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Building Construction work of Philippi Switching Station – Sharepoint site with documents

BC

BUILDING CONSTRUCTION WORK OF PHILIPPI SWITCHING STATION

Home

Conversations

Documents

Notebook

Pages

Site contents

Recycle bin

Return to classic SharePoint

Documents

Edit in grid view

Export to Excel

All Documents

W

X

P

Name	Modified	Modified By
Bill of Quantities	July 13	Wynand Steyn
Drawings	July 13	Wynand Steyn
Geotechnical Report	August 4	Wynand Steyn
Tender Document	July 13	Wynand Steyn

Tender Clarification by City of Cape Town

General: Document

- Only the Bills of Quantities may be completed electronically as described in C.2.13.11 of the Tender Data (also see Pricing Assumptions).
- Electronic Bills of Quantities provided do not replace any information contained in the original tender documentation. If there is any discrepancy between the original tender document and the Excel BOQ, the original tender document is correct.
- The Employer and Agents do not warrant the accuracy of the electronic Bills of Quantities distributed by the consulting professional project team and accepts no responsibility or claim whatsoever for the accuracy thereof.
- The completed excel version of the bill of quantities must be submitted as part of the tender submission.
- 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”.

Tender Clarification by City of Cape Town

Pricing assumptions

Pricing Assumptions (p. 81 - 82)

- Clause 4: Quantities set out in the BoQ are the estimated quantities. The final price paid for the completed Works shall be determined from the actual quantities of work done at the unit rates.
- Clause 6: A rate is to be entered against each item in the Schedules of Rates.
 - If a nil rate (i.e. “nil” or “0.00”) is entered, it is considered that there is no charge for that particular item.
 - An item against which no rate (or e.g. a zero, a dash or the word “included” or abbreviations thereof) is entered, will also be regarded as a nil rate.
 - The Tenderer may be requested to clarify nil rates, or items regarded as having nil rates; and the Employer may also perform a risk analysis with regard to the reasonability of such rates.

Tender Clarification by City of Cape Town

Pricing assumptions

Pricing Assumptions (p. 81 - 82)

- If the Tenderer wishes to complete the Schedule of Quantities on separate sheets, the Tenderer must use the same Item numbers and must tender for every Item. An EXACT REPLICA of the Schedule of Quantities as found in the tender must be used.
- Clause 11: Variance between the printed version and the original issued document, the original shall stand.
- The rest of the tender must be completed in non-erasable black ink, by hand

Tender Clarification by City of Cape Town

General: ORHVS (Operational Regulations and HV systems)

In terms of the ORHVS only an appointed Responsible Person will be allowed to receive a work permit to perform work at a live Substation (Restricted and Prohibited areas).

Thus the contractor shall ensure an acceptable Responsible Person is appointed

- Must have completed the relevant ORHVS course ito NRS 040;
- Must be appointed as the Responsible Person on the site;
- Must be authorised by CCT before site work commences;
- A permit will be issued to such a Responsible Person;
- If such Responsible Person leaves the site, all work MUST cease and all staff removed from site immediately;
- The contractor must replace such Responsible Person immediately with a suitable person, if required;
- The contractor remains responsible for the safety of all his staff, any other person on the site as well as members of the public in close proximity to the site.

The cost associated for providing a Responsible Person should be allowed for under the Preliminary & General section of the Bills of Quantities.

Tender Clarification by City of Cape Town

General: ORHVS (Operational Regulations and HV systems)

C17

SURETY FOR UNDERTAKING WORK NEAR HV CABLE

Before commencing work in proximity of existing high-voltage cables, the contractor shall lodge with the City of Cape Town an acceptable surety in the amount of R2 500 000,00, or such revised amount as may be specified in the approved Electricity wayleave.

The contractor shall maintain and, where necessary, extend the validity of the surety until it is released by the City of Cape Town. The contractor shall include all costs associated with obtaining, lodging, maintaining and extending the surety.

Cost of providing the surety for undertaking work near HV cable for the duration of the required surety validity.

Fixed: _____ Value related: _____ Time related: _____

Item

Tender Clarification by City of Cape Town

General: Document

C 2.0 Payment of preliminaries [25.0]

Option A

Assessed by the **principal agent**, an amount prorated to the value of the **works** executed in the same ratio as the amount of the **preliminaries** to the **contract sum** which **contract sum** shall exclude the amount of **preliminaries**. Contingency sum(s) and any provision for contract price adjustment (cost fluctuations) shall be excluded for the calculation of the aforesaid ratio

C 3.0 Adjustment of preliminaries [26.9.4]

The amount of **preliminaries** shall be adjusted to take account of the effect of changes in time and/ or value on **preliminaries**. Such adjustment shall be based on the particulars provided below, shall preclude any further adjustment of the amount of **preliminaries** and shall apply notwithstanding the actual employment of resources by the **contractor** in the execution of the **works**

For the adjustment of **preliminaries** both the **contract sum** and the **contract value** shall exclude the amount of **preliminaries**, contingency sum(s) and any provision for contract price adjustment (cost fluctuations)

Option A

The **preliminaries** shall be adjusted in accordance with an allocation of **preliminaries** amounts to be provided by the **contractor** in his bid submission of the tender as follows:

- An amount which shall not be varied;
- An amount varied in proportion to the **contract value** as compared to the **contract sum**;
- An amount varied in proportion to the number of **calendar days** extension to the date of **practical completion** to which the **contractor** is entitled with an adjustment of the **contract value** as compared to the number of **calendar days** in the initial **construction period**

Where the above-mentioned information is not provided the following allocation of **preliminaries** amounts may apply:

- Ten per cent (10%) shall not be varied
- Fifteen per cent (15%) shall be varied in proportion to the **contract value** as compared to the **contract sum**
- Seventy-five per cent (75%) shall be varied in proportion to the number of **calendar days** extension to the date of **practical completion** to which the **contractor** is entitled with an adjustment of the **contract value** as compared to the number of **calendar days** in the initial **construction period**

Where completion in **sections** is required the **contractor** shall provide an apportionment of **preliminaries** per **section**. Should the **contractor** fail to provide the apportionment of **preliminaries** per **section** the categorised amounts shall be prorated to the cost of each **section** within the **contract sum** as determined by the **principal agent**

Issues on previous tender submissions

- Changing the tender document (e.g. changing the units from “each” to “provisional sum”)
- Not listing Key Personnel in Schedule 13 OR applicable projects
- Not completing Schedule 10 (Work Experience of Tender) in full – No Rand-value of works indicated, No face brick or reinforced concrete works, not providing any photos
- CIDB status not active
- Pricing only 90% of the items
- Work plans “cut and paste” from other irrelevant projects
- Unrealistic programmes (aim of workplan and programme is to illustrate contractor's understanding and appreciation of extent of the works)
- Incomplete technical details and data required by the Technical Data Sheets and information required in the Returnable Schedules

Previous Questions

- Please clarify whether a 7 - 8GB **-PE** would be allowed to tender for this contract? We may not use PE in CCT as we do not have a contractor development programme in place, which is a pre-requisite of the CIDB Regulations.
- Please provide the BOQ in excel format; An excel version of the BOQ is available. Excel BoQ will be shared with tenderers on submitting proof of payment and proof of hard copy collection.
- How do we obtain the drawings electronically. Could you possibly send them to me? All drawings are available in PDF and tenderers should request a copy formally once a hard copy of the tender document has been obtained.

Questions from Tenderers

- Floor is open for questions.



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Thank You

Making progress possible. Together.