



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**

**NON-COMPULSORY CLARIFICATION MEETING
FOR BIDDERS & SITE VISIT**

**TENDER NUMBER: 42Q/2024/25 DECOMMISSIONING OF THE
ATHLONE POWER STATION INCLUDING ALTERATIONS,
DEMOLITIONS AND RENOVATIONS**

19 August 2024

CCT Representative: Edwin Ngoben
Department: Electricity Generation and Distribution
Directorate: Energy

Making progress possible. Together.

Purpose of this meeting – General notes

- Attendance of the Site Clarification meeting is not compulsory.
- No minutes of the meeting will be circulated.
- All discussions are done in good faith and to highlight certain aspects to assist tenderers in understanding the project scope.
- Tenderers must study the entire document, including all appendixes, to get detailed information on site conditions, project scope and specifications.
- All requests for clarification must be sent via email to the contacts included in the tender document.
- All questions or requests for clarification will be recorded and responses prepared by the Client team in the form of an addendum. This addendum will then be circulated to all tenderers.
- A few errors in the document have already been identified and corrections will be included in addendum.
- Final date for receiving requests for clarifications is 17:00 on Friday 13 Sept.

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1. VOLUME 1: TENDERING PROCEDURE
2. VOLUME 2: RETURNABLE DOCUMENTS
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4. SUPPLY CHAIN MANAGEMENT PROCESS
5. QUESTIONS ?



VOLUME 1: TENDERING PROCEDURES



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VOLUME 1: TENDERING PROCEDURES

T1: Tendering procedures

T1.2 Tender Notice and Invitation to Tender

- Tenderers must be registered on the CCT Supplier Databases
- CIDB contractor grading designation: **9GB/ 9CE**
- Tender documents collection address: Tender Distribution Office, 2nd Floor (Concourse Level), Civic Centre, 12 Hertzog Boulevard, Cape Town between 08:30 – 15:00 from 02 August 2024
- Non-refundable tender fee of R300.00 on collection
- Tender document queries: Mr Niel Laubscher of Zutari on 021 526 9400 and e-mail: niel.laubscher@zutari.com and EG.Projects@capetown.gov.za
- Site Clarification meeting: Non-compulsory
@ Athlone Power Station, Bhunga Avenue, Kewtown, Cape Town
on 19 August 2024 @ 10:00.
- The closing time for receipt of tenders is **@ 10:00 on 02 October 2024**
- 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 (hard copies), or as stated in the Tender Data
- Tender Notices/Addendums to be signed and submitted with the tender documents



VOLUME 1: TENDERING PROCEDURES

T1: Tendering procedures

Athlone Power Station Locality Map



VOLUME 1: TENDERING PROCEDURES

T1: Tendering procedures

T1.2 Tender Data

- The Conditions of Tender applicable for this tender:
 - Standard Conditions of Tender: as contained in Annex C of Government Gazette No. 42622 of 8 August 2019 and;
 - Construction Industry Development Board (CIDB) Standard for Uniformity in Construction Procurement;
- A responsive tender is one that conforms to all the terms, conditions, and specifications of the tender documents without material deviation or qualification (C3.8.2)
- Tender offers which do not provide all the data or information requested completely, and in the format required, may be regarded by the employer as non-responsive (C2.14)



VOLUME 1: TENDERING PROCEDURES

T1: Tendering procedures

C.1 Tender Data – General

- Employer Name: City of Cape Town: ELECTRICITY GENERATION AND DISTRIBUTION;
- Other relevant documents: Annexure 15: Drawings (as listed in Volume 3: C3.2, Engineering)
 VOLUME 5: The Principal Building Agreement Edition 6.2, May 2018
 VOLUME 6: The General Preambles for Trades 2017 (QS)
- Appeal can be lodged by tenderers within 21 days of tender appointment and notification;
- Tenderers are required to be registered on the CCT Supplier Database;
- Tenderers are required to be registered on the National Treasury Web Based Central Supplier Database (CSD) as a service provider;

VOLUME 1: TENDERING PROCEDURES

T1: Tendering procedures

C.2 Tender Data – Tenderer's Obligations

Tenderers criteria to be responsive:

- Must be registered with the Construction Industry Development Board (CIDB) for a 9GB or 9CE;
- Must be compliant with City of Cape Town Supply Chain Management Policy and procedures (required forms to be completed under Returnable Documents);
- Tenderer and/or sub-contractor must be registered as a Type 3 asbestos contractor as stated in the Asbestos Abatement Regulations;
- Tenderer must be in good standing with the **Building Industry Bargaining Council (BIBC)** or **Bargaining Council for the Civil Engineering Industry (BCCEI)** to be declared responsive. Proof must be provided under **Declaration in Respect of Compliance with Labour Legislation**.



VOLUME 1: TENDERING PROCEDURES

T1: Tendering procedures

Minimum Score for Functionality (Minimum Responsive Score – 70 Points):

Description	Max Score
Previous Similar Project Experience exceeding R30m per project incl. Civil and/or Refurbishment Projects • More than 4 projects - 40 points • Up to 3 projects - 30 points • Up to 2 projects - 20 points • 1 project - 10 points • No projects - 0 points	40
Previous Demolition Projects exceeding R10m per project • More than 4 projects - 20 points • Up to 3 projects - 15 points • Up to 2 projects - 10 points • 1 project - 5 points • No projects - 0 points	20
Previous Type 3 Asbestos Removal Projects exceeding R10m per project • More than 4 projects - 40 points • Up to 3 projects - 30 points • Up to 2 projects - 20 points • 1 project - 10 points • No projects - 0 points	40
Maximum Functionality Score	100



VOLUME 1: TENDERING PROCEDURES

T1: Tendering procedures

Key Personnel – contractor must have in permanent employment or signed undertaking with specialist consultant/firm

Item No	Evaluation Area	Quantity	Evaluation Criteria
1	Temporary Works Design Engineer	1	• Minimum 5 years of post-professional registration relevant experience in design of temporary works including but not limited to access scaffolds and props (CV must reference experience in building and alterations of industrial/commercial structures and include contactable references) • Professional Engineer registration with ECSA
2	Construction Manager/Site Agent	1	• Minimum 10 years relevant experience in construction works with minimum of 3 years of experience managing construction works of buildings or structures (CV must reference experience in building and alterations of industrial/commercial structures, asbestos removal and must include contactable references)

VOLUME 1: TENDERING PROCEDURES

T1: Tendering procedures

Tender Data – Other Items to Note

- Alternative tenders may be submitted as a separate offer on a separate tender document;
- Tender documents are issued in Hardcopy and Tenders must be submitted in Hardcopy (Soft copies of the BOQ was provided in Excel format. Tenderers must submit a soft/Excel copy of completed BOQ with their hard copy submission);
- Tender Validity – 12 Weeks (84 days)
- The tenderers are required to submit the following Certificates:
 - Evidence of tax compliance
 - Broad-Based Black Economic Empowerment

VOLUME 1: TENDERING PROCEDURES

T1: Tendering procedures

Preferential Procurement Regulations – 90/10 point system applicable & based on the Specific Goals below:

#	Specific goals allocated points	Preference Points (90/10) Above R50 mil	Evidence	Additional Guidance
	Persons, or categories of persons, historically disadvantaged- (HDI) by unfair discrimination on the basis of			
1	Gender are women (ownership)* >75% - 100% women ownership: 3 points >50% - 75% women ownership: 2 points >25% - 50% women ownership: 1 point >0% - 25% women ownership: 0.5 point 0% - women ownership: 0 points	3	- Company Registration Certification - Central Supplier Database report	- Issued by the Companies and Intellectual Property Commission - Report name: CSD Registration report
2	Race are black persons (ownership)* >75% - 100% women ownership: 3 points >50% - 75% women ownership: 2 points >25% - 50% women ownership: 1 point >0% - 25% women ownership: 0.5 point 0% - women ownership: 0 points	3	- B-BBEE certificate - Company Registration Certification - Central Supplier Database report	- South African National Accreditation System approved certificate or commissioned sworn affidavit - Issued by the Companies and Intellectual Property Commission - Report name: CSD Registration report



#	Specific goals allocated points	Preference Points (90/10) Above R50 mil	Evidence	Additional Guidance
3	Disability are disabled persons (ownership)* WHO disability guideline >2% ownership: 1 point >0% - 2% ownership: 0.5 points 0% ownership: 0 points	1	• Proof of disability • Company Registration Certification	• Medical certificate/ South African Revenue Services disability registration • Issued by the Companies and Intellectual Property Commission
4	Promotion of Micro and Small Enterprises Micro with a turnover up to R20million Small with a turnover up to R80 million (as per National Small Enterprise Act, 1996 (Act No.102 of 1996)) SME partnership, sub-contracting, joint venture or consortiums	3	• B-BBEE status level of contributor • South African Owned enterprises • Financial Statement to determine annual turnover	• Specifically in line with the respective sector codes which the company operates • South African National Accreditation System approved certificate or commissioned sworn affidavit • Certificate of incorporation or commissioned sworn affidavit • Latest financial statements (1 Year)
	Total points	10		



VOLUME 2: RETURNABLE DOCUMENTS



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VOLUME 2: RETURNABLE DOCUMENTS

T2.1: List of Returnable Documents

C1.1 Form of Offer and Acceptance

- C1.2 Form of Offer and Acceptance to be Signed by Authorised Signatory
- Offers Not Signed will be marked as Non-responsive

C1.2 Contract Data (provided by Contractor)

C1.3 Bills of Quantities (Bill No 1 to 19)

VOLUME 2: RETURNABLE DOCUMENTS

T2.1: List of Returnable Documents

C1.3 Bills of Quantities

SECTION NO.1

BILL NO. 1 PRELIMINARIES

SECTION NO. 2 BUILDING WORK

- BILL NO. 2 – Alterations and Demolitions
- BILL NO. 3 – Asbestos Removal
- BILL NO. 4 – Concrete, Formwork and Reinforcement
- BILL NO. 5 – Waterproofing
- BILL NO. 6 – Roof Coverings
- BILL NO. 7 – Carpentry and Joinery
- BILL NO. 8 – Ceilings and Partitions
- BILL NO. 9 – Ironmongery
- BILL NO. 10 – Structural Steel
- BILL NO. 11 – Metalwork
- BILL NO. 12 – Plumbing and Drainage
- BILL NO. 13 – Paintwork
- BILL NO. 14 – Glazing
- BILL NO. 15 – External Works
- BILL NO. 16 – Civil Works BILL NO. 17 – Mechanical and Electrical
- BILL NO. 17 – Mechanical and Electrical
- BILL NO. 18 – Budgetary Allowances and Provisional Sums

SECTION NO. 3 REMOVAL/SALE OF SCRAP

BILL NO. 19 – Sale of scrap



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VOLUME 2: RETURNABLE DOCUMENTS

T2: Returnable documents

4. Returnable Schedules that will be incorporated into the Contract

1. COMPULSORY ENTERPRISE QUESTIONNAIRE
2. CERTIFICATE OF INDEPENDENT TENDER DETERMINATION
3. CERTIFICATE OF AUTHORITY FOR JOINT VENTURES
4. DECLARATION OF TENDERER'S PAST SUPPLY CHAIN MANAGEMENT PRACTICES (MBD 8)
5. DECLARATION OF INTEREST – STATE EMPLOYEES (MBD 4)
6. AUTHORISATION FOR THE DEDUCTION OF OUTSTANDING AMOUNTS OWED TO CCT
7. DECLARATION IN RESPECT OF COMPLIANCE WITH LABOUR LEGISLATION
8. CONFIRMATION OF CCT SUPPLIER DATABASE REGISTRATION
9. SCHEDULE OF WORK EXPERIENCE OF TENDERER
10. SCHEDULE OF EQUIPMENT INSTALLATIONS AND SERVICE HISTORY
11. CONFIRMATION OF CONTRACTOR REGISTRATION / ACCREDITATION
12. DETAILS OF QUALIFICATIONS AND EXPERIENCE OF STAFF
13. SCHEDULE OF CONSTRUCTION EQUIPMENT
14. DETAILS OF TENDERER'S WORKSHOP FACILITIES
15. PRELIMINARY PROGRAMME (FOR INFORMATION PURPOSES ONLY)
16. PROPOSED WORK PLAN
17. SCHEDULE OF ESTIMATED MONTHLY EXPENDITURE



VOLUME 2: RETURNABLE DOCUMENTS

T2: Returnable documents

18. SCHEDULE OF SUBCONTRACTORS
19. HEALTH AND SAFETY PLAN
20. PROPOSED DEVIATIONS AND QUALIFICATIONS BY TENDERER
21. FUNCTIONALITY CRITERIA
22. DECLARATION OF TENDERED RATES SUBMITTED
23. PRICE BASIS FOR IMPORTED RESOURCES
24. RECORD OF ADDENDA TO TENDER DOCUMENTS
25. PREFERENCE SCHEDULE (where preferences are granted in respect of specific goals)
26. NOT USED
27. INFORMATION TO BE PROVIDED WITH THE TENDER



VOLUME 3: THE CONTRACT



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VOLUME 3: THE CONTRACT

C1: Agreements and contract data

C1.2 Contract Data

- The Conditions of Contract are clauses 1 to 30 of the JBCC Principal Building Agreement Edition 6.2 of May 2018
- Insurances and Securities
 - Contract works insurance: Contract Sum + 25%
 - Public liability insurance: R20 million
 - Professional Indemnity Insurance of the Temporary Works: R5 million

- Penalties:

Section of Works	Date for Practical Completion	Penalty Amount per Calendar Day
Section 1 - Decontamination of Turbine Hall & Boiler House	Within 3 months from date of Site Handover	R5,000.00
Section 2 -Remainder of the works	Within 20 months from date of site Handover	R5,000.00

- Standard Pro-forma forms that will form part of the Contract with successful Tenderer (Pg 247 to 258)



VOLUME 3: THE CONTRACT

C3: Scope of work

Employers Objectives

- Remove all dangerous materials
- Remedy defective works
- Make the property safe and secure for any person accessing the properties
- Retain the heritage significant aspects of the site





EXISTING POLES TO BE REMOVED
(12 WOODEN POLES)

EXISTING TREES TO BE REMOVED AND DISPOSED OFF-SITE

POSSIBLE LOCATION OF
CONTRACTORS CAMPSITE

100mm SUBBASE (G5) COMPACTED TO 95% MAMDD
TO BE IMPORTED AND PLACED AT TEMPORARY ACCESS

NEW TEMPORARY CONTROLLED ACCESS TO CONTRACTOR

COAL BUNKER

GAS TURBINES

ASH HANDLING FACILITY

ATHLONE SWITCHING
STATION

WORKSHOP

ABLUTION BLOCK

BOILER HOUSE

TURBINE HOUSE

TEMPORARY HOARDING

SWITCH HOUSE AND
ADMINISTRATION

GATE HOUSE

EXISTING WATERMAIN EXCAVATION
TO BE FILLED, COMPACTED AND RESURFACED

EXISTING UNDERGROUND VALVE CHAMBER EXCAVATION
TO BE FILLED, COMPACTED AND RESURFACED

CONTRACTOR ENTRANCE TO BOILER HOUSE AND TURBINE HOUSE

ATHLONE REGIONAL TRANSFER STATION

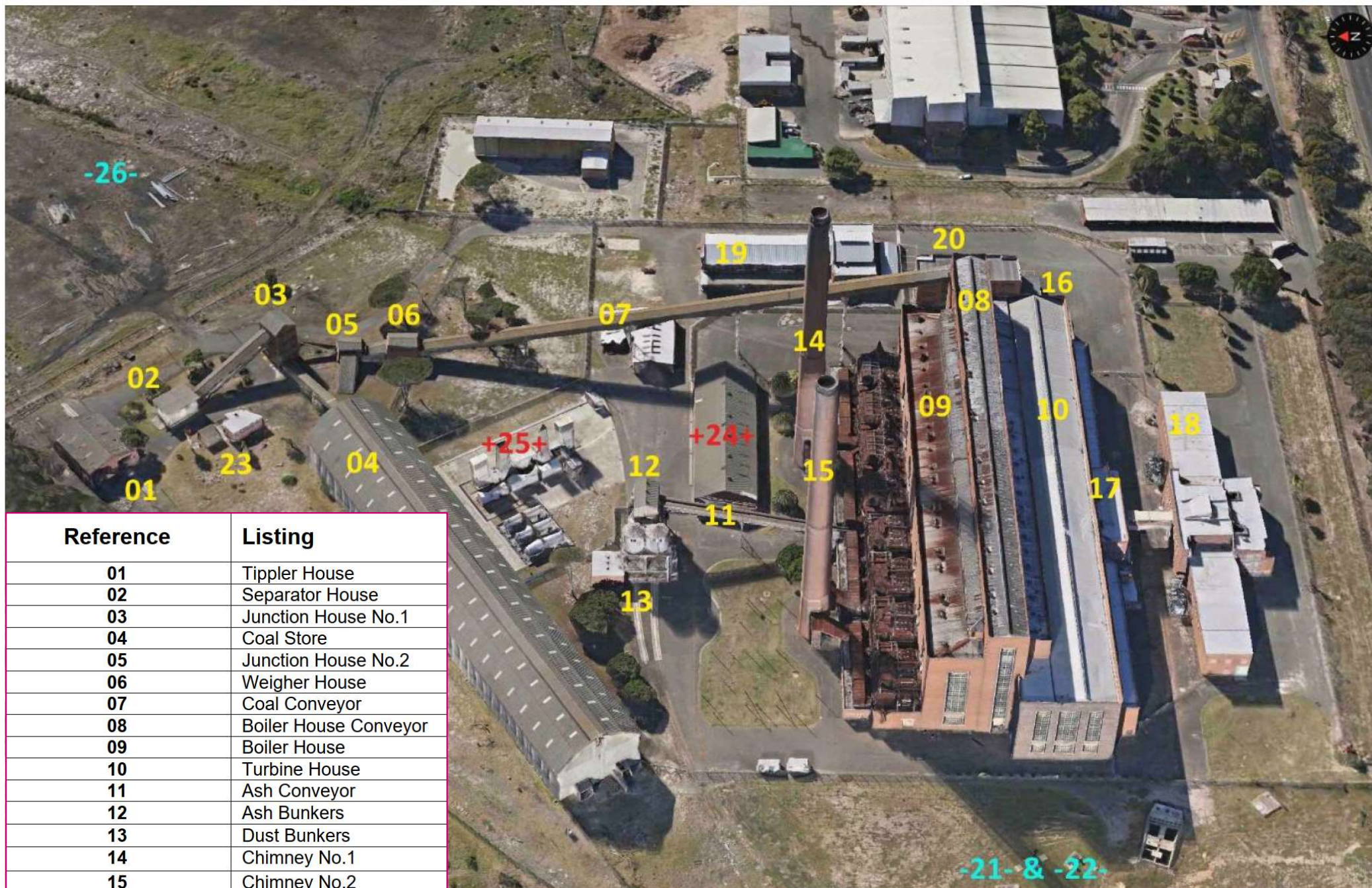
PROPOSED TEMPORARY 1.8m HIGH HOARDING
TO BE INSTALLED BY CONTRACTOR

EXISTING FENCE TO BE COVERED
WITH TEMPORARY SHADE CLOTH

ATHLONE POWERSTATION STAFF ENTRANCE

SETTLERS WAY (N2) TO SOMERSET-WEST

SETTLERS WAY (N2) TO CAPE TOWN



Reference	Listing
01	Tippler House
02	Separator House
03	Junction House No.1
04	Coal Store
05	Junction House No.2
06	Weigher House
07	Coal Conveyor
08	Boiler House Conveyor
09	Boiler House
10	Turbine House
11	Ash Conveyor
12	Ash Bunkers
13	Dust Bunkers
14	Chimney No.1
15	Chimney No.2



VOLUME 3: THE CONTRACT

C3: Scope of work

Summary of Scope of Works

- Remove all asbestos materials
- Remove and reconstruction of defective and dangerous structures and brickwork
- Structural repairs to brickwork and concrete works
- Removal of defective steelwork
- Replace all asbestos roofs
- Re-waterproof flat roofs
- Rectify defective rainwater goods
- Make secure all existing doors and windows
- Reduce the height of the existing two chimneys to 18m
- Secure the perimeter with new fencing
- Complete demolition of ash handling plant.
- Rehabilitation of Bhunga Avenue access
- Remove all asbestos containing material from site
- Remove redundant plant, equipment, infrastructure and certain structures from the site
- Rehabilitate contaminated soil area



VOLUME 3: THE CONTRACT

C3: Scope of work

Important Items to Note:

Heritage

- The Athlone Power Station are protected under the National Heritage Resources Act on account of its age being over 60 years;
- The conditions of the demolition is as per the demolition permit as contained in Annex 7.1 and 7.2 of tender document;
- The Site is subject to provincial heritage site protection under Section 29 of the National Heritage Resources Act 25 of 1999;
- The Employer shall have the right not to award the contract in order to comply with heritage protection requirements. This may include conducting necessary assessments, obtaining permits, or performing preservation actions as mandated by the relevant heritage authorities;
- The Employer reserves its right to award the contract and not hand over the Site until it complies with the heritage protection requirements;
- Such heritage protection measures may delay or impact the availability of the Site;
- The Employer shall not be held liable for any delays or disruptions caused by compliance with heritage protection obligations;
- The bidder shall cooperate fully with the Employer and the relevant heritage authorities in these matters;

Asbestos

- Asbestos Assessment and Inventory report is included in Annex 13 of the tender document which indicates the locations of asbestos containing materials on the site;

VOLUME 3: THE CONTRACT

C3: Scope of work

Important Items to Note (continued):

Soil Contamination

- A contamination site assessment was undertaken indicating the severity of contamination on site;
- The Specification for Environmental Management contained in Annex 6 describes the scope of work associated with capping the asbestos contaminated soil;

Avifaunal

- Athlone Power Station has been home to a resident and breeding pair of Peregrine Falcons (*Falco peregrinus*) and other species known or suspected to be resident in or around the power station site;
- Measures for minimizing negative impacts on this species are described in the Specification for Environmental Management in Annex 6;

Removal/Sale of Scrap

- The employer intends to derive revenue from the sale of scrap at the Athlone Power Station;
- The employer reserves the right to not sell any of the removed items through this contract

VOLUME 3: THE CONTRACT

C3: Scope of work

C3.4 Construction

Applicable Standardised Specifications

- SANS 1200 Standardized Specifications for civil engineering construction are applicable.
- COLTO 7100 : Concrete Pavements
- SANS 10400 National Building Regulation are applicable



VOLUME 3: THE CONTRACT

C3: Scope of work

C3.6 Annexes to Tender Document

- Annex 1: Monthly Project Labour Report
- Annex 2: B-BBEE Sub-contract Expenditure Report
- Annex 3: Joint Venture Expenditure Report
- Annex 4: Targeted Labour Contract Participation Expenditure Report
- Annex 5: Targeted Enterprises Contract Participation Expenditure Report
- Annex 6: Environmental Management Specification
- Annex 7.1: Heritage Western Cape Application for Partial Demolition
- Annex 7.2: Heritage Western Cape Approval for Partial Demolition
- Annex 8: Electrical and Mechanical Scope of Works
- Annex 9: Fencing Specification
- Annex 10.1: A(90)9000 - Specifications - General Requirements
- Annex 10.2: A(90)9010 - Specification for Roof and Side Cladding
- Annex 10.3: A(90)9020 - Specification for Waterproofing
- Annex 10.4: A(90)9030 - Specification for Rainwater goods
- Annex 10.5: A(90)9040 - Specification for Steel Window Refurbishment
- Annex 10.6: A(90)9045 - Specification for Glass Louvre Unit Refurbishment
- Annex 10.7: A(90)9046 - Specification for Glazing Generally
- Annex 10.8: A(90)9050 - Specification for Timber Doors
- Annex 10.9: A(90)9060 - Specification for Painting
- Annex 10.10: A(90)9060 - Specification for Plasterboard Ceiling Repairs
- Annex 10.11: A(90)9070- Specification for Metal Balustrades
- Annex 10.12: A(90)9080 - Specification for Ironmongery



VOLUME 3: THE CONTRACT

C3: Scope of work

C3.6 Annexes to Tender Document - continued

Annex 10.13: A(90)9091 - Specification for Galvanising and Metal Finishes

Annex 10.14: A(90)9092 - Specification for Metalwork Generally

Annex 11.1: OHS Specification Decommissioning of Athlone Power Station

Annex 11.2: Baseline Risk Assessment Athlone PS

Annex 11.3: Annexure C CHS Specification and Reactivation of Site (Covid-19)

Annex 12: Asbestos Removal Methodology and Requirements Heritage

Annex 13: Asbestos Assessment

Annex 14: Visual/ Photo References

Annex 15: Drawings

Annex 16.1: LE1-Specification for plain and reinforced concrete

Annex 16.2: ME 1-Specification for structural steelwork

Annex 16.3: SE1-Specification for load-bearing Masonry Walls

Annex 17: Heritage



SUPPLY CHAIN MANAGEMENT PROCESS



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SUPPLY CHAIN MANAGEMENT PROCESS

- Tender Advertisement (62-days response time)
- Non - Compulsory Clarification/Briefing Meeting
- BEC evaluates bid responsiveness / scoring
 - Confirm validity and responsiveness of tenders
 - Evaluate responsive Tenders
- BAC Award
- 21 Day Appeals Process
- Award to Successful Tenderer
- **Lastest date for requests for tender clarifications: 17:00 on Friday 13 Sept 2024**



QUESTIONS



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Thank You

For queries contact (@capetown.gov.za)

Making progress possible. Together.