

TENDER NO. 033Q/2026/27



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

Version: 5.4

Page 1 of 295

CONTRACT DOCUMENT

FOR THE

BUILDING CONSTRUCTION WORK OF PHILIPPI SWITCHING STATION AND BUILDING ALTERATIONS

THE TENDER

NOTE:

- The Form of Offer and Acceptance (C1.1) is on **page 36** of this document
- Table 1: Tender Preference Claim Form is on **page 279** of this document

ISSUED BY:	COMPILED BY:	For official use.
DIRECTOR: ELECTRICITY GENERATION & DISTRIBUTION CITY OF CAPE TOWN Bloemhof Electricity Head Office Bloemhof Complex Bloemhof Road, BELLVILLE 7530	DIRECTOR: ELECTRICITY GENERATION & DISTRIBUTION CITY OF CAPE TOWN Bloemhof Electricity Head Office Bloemhof Complex Bloemhof Road, BELLVILLE 7530	TENDER SERIAL No.: SIGNATURES OF CITY OFFICIALS AT TENDER OPENING 1. 2. 3.

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

CITY OF CAPE TOWN

ENERGY: ELECTRICITY GENERATION & DISTRIBUTION

CONTRACT NO. 033Q/2026/27

BUILDING CONSTRUCTION WORK OF PHILIPPI SWITCHING STATION AND BUILDING ALTERATIONS

General Tender Information

TENDER ADVERTISED	:	31 July 2026
ESTIMATED CIDB CONTRACTOR GRADING	:	7 GB or higher
CLARIFICATION MEETING	:	12h00 on 12 August 2026 (Not compulsory but strongly recommended)
VENUE FOR CLARIFICATION MEETING	:	Teams Meeting https://teams.microsoft.com/meet/338897583398600?p=lAyXgRdfg19SzKN993 Meeting ID: 338 897 583 398 600 Passcode: K3Kg23Ev Dial in by phone: +27 21 835 5043,965801876# Phone conference ID: 965 801 876#
CLOSING DATE	:	03 September 2026
CLOSING TIME	:	10h00
CLOSING VENUE	:	Tender Box 209 at the Tender & Quotation Box Office, 2 nd Floor (Concourse Level), Civic Centre, 12 Hertzog Boulevard, Cape Town.
TENDER BOX	:	The Tender Document (which includes the Form of Offer and Acceptance) completed in all respects, plus any additional supporting documentation required, must be submitted in a sealed envelope with the name and address of the tenderer, the tender No. and title, the tender box No. and the closing date indicated on the envelope. The sealed envelope must be inserted into the appropriate official tender box before closing time. If the tender offer is too large to fit into the abovementioned box or the box is full, please enquire at the public counter (Tender Distribution Office) for alternative instructions. The onus remains with the tenderer to ensure that the tender is placed in either the original box or as alternatively instructed.

TENDERERS MUST NOTE THAT WHEREVER THIS DOCUMENT REFERS TO ANY PARTICULAR TRADE MARK, NAME, PATENT, DESIGN, TYPE, SPECIFIC ORIGIN OR PRODUCER, SUCH REFERENCE SHALL BE DEEMED TO BE ACCOMPANIED BY THE WORDS 'OR EQUIVALENT'

CITY OF CAPE TOWN

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Part T1: Tendering procedures

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CITY OF CAPE TOWN

ENERGY: ELECTRICITY GENERATION & DISTRIBUTION

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BUILDING CONSTRUCTION WORK OF PHILIPPI SWITCHING STATION AND BUILDING ALTERATIONS

T1.1 Tender Notice and Invitation to Tender

The **CITY OF CAPE TOWN, ENERGY: ELECTRICITY GENERATION & DISTRIBUTION**, invites tenders for Tender No. **BUILDING CONSTRUCTION WORK OF PHILIPPI SWITCHING STATION AND BUILDING ALTERATIONS**

Tenderers must be registered on Supplier Databases as described in the tender conditions.

Tenderers who are not registered on these Supplier Databases are not precluded from submitting tenders, but must however be registered upon being requested to do so in writing and within the period contained in such a request.

It is estimated that tenderers must have a CIDB contractor grading designation of 7GB or higher.

Preferences are offered to tenderers who tender in accordance with the Preferential Procurement Regulations and the City of Cape Town's Supply Chain Management Policy (SCM Policy). Furthermore, in terms of these Regulations and the SCM Policy, tenderers are required to meet the HDI and/or RDP specific goals

The physical address for collection of tender documents is:

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

Documents may be collected during working hours between 08:30 – 15:00 from **31 July 2026**.

A non-refundable tender fee of R300.00 payable by cash or Electronic Funds Transfer (EFT) in favour of the City of Cape Town, is required on collection of the tender documents.

The Employer's Information Officer who is responsible for overseeing questions in relation to data protection may be contacted at via email Popia@capetown.gov.za. Additional contact details are provided in clause C.1.6.5.6 of the Tender Data.

Queries relating to the issue of these documents may be addressed to scm.tenders20@capetown.gov.za

A non-compulsory but strongly recommended site visit/clarification meeting with representatives of the Employer will be held on **12 August 2026** starting at 12:00 by way of a Teams Meeting..

The closing time for receipt of tenders is **10:00** on **03 September 2026**.

Telegraphic, telephonic, telex, facsimile, e-mail and late tenders will not be accepted.

Tenders may only be submitted on the tender documentation that has been issued. Printed Bills of Quantities, in the same format (that is, layout, billed items and quantities) as those issued electronically by the Employer upon request, may be submitted as stated in the Tender Data.

Requirements for sealing, addressing, delivery, opening and assessment of tenders are stated in the Tender Data.

T1.2 Tender Data

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

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

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

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

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

The Employer is the City of Cape Town ("City" or "CCT"), represented by the **DIRECTOR: ENERGY: ELECTRICITY GENERATION & DISTRIBUTION**

C.1.2	Tender Documents
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Add the following:

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

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

VOLUME 1: Environmental Management Plan
Health and Safety Specifications
Technical Specifications: Civil Engineering
Technical Specifications: Electrical Engineering
Mechanical Installation Specification
Fire Installation Specifications

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

VOLUME 3: The Principal Building Agreement Edition 6.2 , May 2018 as prepared by the Joint Building Contracts Committee Incorporated. This publication is available and tenderers must obtain copies at their own cost.

VOLUME 4: The General Preambles for Trades 2017 as published by the Association of South African Quantity Surveyors

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

- C1.2.1 The employer will only issue tender documents through its Tender Distribution Office as described on **T1.1 Tender Notice and Invitation to Tender**. Bidders who obtain documents through any means other than described herein, will not be known to the employer and may thus not receive tender notices and addendums.

It is the responsibility of bidders who obtain documents through any means other than described herein to notify the employer in accordance with C1.4 of these tender conditions that they are participating in the tender. The employer accepts no liability for any tender notices or addendums not reaching any bidders who obtained documents through any means other than described herein.

C1.4 **Communication and employer's agent**

Delete the first sentence of the clause and replace with the following:

Verbal or any other form of communication, from the Employer, its employees, agents or advisors during site visits/clarification meetings or at any other time prior to the award of the Contract, will not be regarded as binding on the Employer, unless communicated by the Employer in writing to suppliers by its Director: Supply Chain Management or his nominee.

(The Employer's contact details are:

Name: SCM Department
Address: City of Cape Town
Civic Centre
12 Hertzog Boulevard
Cape Town 8001
Tel: 021 400 0000
E-mail: scm.tenders20@capetown.gov.za

C1.5 **Cancellation and Re-Invitation of Tenders**

Delete the full stop at the end of C.1.5.1 d) and replace with,

Add the following after C.1.5.1 d):

- e) the parties are unable to negotiate market related pricing.

C1.6.2 **Competitive negotiation procedure**

Add the following to C.1.6.2.1:

A competitive negotiation procedure will not be followed.

C1.6.3 **Proposal procedure using the two-stage system**

Add the following between C.1.6.3 and C.1.6.3.1:

A two-stage system will not be followed.

Add the following after C.1.6.3.2.2

C1.6.4 **Nomination of Standby Bidder**

Standby Bidder means a bidder, identified at the time of awarding a bid, that will be considered for award should the contract be terminated for any reason whatsoever. In the event that a contract is terminated during the execution thereof, the CCT may consider the award of the contract, or non-award, to the standby bidder in terms of the procedures included in its SCM Policy.

C1.6.5 **Objections, complaints, queries and disputes/ Appeals in terms of Section 62 of the Systems Act/ Access to court**

C1.6.5.1 **Disputes, objections, complaints and queries**

In terms of Regulations 49 and 50 of the Local Government: Municipal Finance Management Act, 56 of 2003 – Municipal Supply Chain Management Regulations (Board Notice 868 of 2005):

- a) Persons aggrieved by decisions or actions taken by the City of Cape Town in the implementation of its supply chain management system, may lodge within 14 days of the decision or action, a written objection or complaint or query or dispute against the decision or action.

C1.6.5.2 **Appeals**