



BID REFERENCE: CTIA 7914/2025/RFP

DATE: 26 SEPTEMBER 2025

## TENDER CLARIFICATION NO. 1

**NOTE: Bidders may acknowledge this Clarification and its date in their bid submission in the table RECORD OF ADDENDA table.**

Query No.	Bidder Query	ACSA Response
1	Request for tender closing date and clarification closing date extension	<ul style="list-style-type: none"> <li>The revised closing date: <b>17<sup>th</sup> October 2025 (11H00am)</b>. The location remains the same</li> <li>Clarification closing date: <b>07<sup>th</sup> October 2025 close of business</b></li> </ul>
2	Compulsory Site Inspection not conducted on the 16 <sup>th</sup> September 2025 after the Compulsory Briefing session as per the tender document	<p>The compulsory site inspection was not conducted on the 16<sup>th</sup> September 2025 and bidders will not be disqualified for not attending the compulsory site inspection.</p> <p>The Non-compulsory site inspection details are as follow:  Date: <b>30<sup>th</sup> September 2025 (11H00am) and 01<sup>st</sup> October 2025 (11H00am)</b>  Meeting venue: Airport CIP Lounge, Ground Floor, Central Terminal Building, Cape Town International Airport (Please enquire location at ACSA Information Counter if unsure)</p>

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		<p>The site inspection is non-compulsory. Confirmations of attendance and date must be made to <a href="mailto:motlhabane.molamu@airports.co.za">motlhabane.molamu@airports.co.za</a> by no later than the <b>29<sup>th</sup> September 2025 close of business</b>. Only a maximum of 2 representatives per prospective bidder will be allowed.</p> <p>Bidders are required to bring the following for the Non-compulsory site inspection at the airport – <b><u>bidders will not be allowed into the site inspection without the below:</u></b></p> <ol style="list-style-type: none"> <li>1. <i>Valid ID document, Valid Passport or Valid Temporary ID. <b>No driver's license will be accepted.</b></i></li> <li>2. <i>Safety Boots</i></li> <li>3. <i>Reflector Vest</i></li> </ol>
3	<p>We have found items in the QS scope of service which also appear in the Architect's scope of service. The proposed alteration is attached herewith as Annexure A.</p>	<p>This is a baseline scope to provision for required involvement of the full Team. Where at implementation it is decided that some Team members will not be involved in specific deliverables, their involvement will be omitted. An addendum will be issued to stipulate applicable scope.</p>
	<p>Kindly advise whether the items we have scored through can be omitted from the QS Scope of service.</p>	<p>An Addendum will be issued to confirm full QS Scope of Service and deliverables.</p>

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4	With reference to the QS Pricing schedule, we request that you increase the hours in the "Documentation & Procurement" Pricing line.	The issued hours have been baselined by ACSA as allocated and will be reviewed after appointment at execution of the scope of work, should it become necessary.
5	Please advise whether the hours presented in the Pricing Schedule will be adjusted once the actual hours worked is known.	At implementation stage, appointed Service Providers will be expected to work diligently within the allocated hours for each activity and claims will be based on actual hours worked according to the timesheets that will be submitted through the QS.
6	On page 18 of 128 of the of the QS tender document, the SACQSP Guideline Scope of Services and Tariff of Fees for Persons Registered in terms of the Quantity Surveying Profession Act, 2000, (Act No. 49 of 2000) is stated as amended in Government Gazette No. 39134, 28 August 2015. There has been a further amendment in Feb 2025 which is attached for your convenience.	Noted and an addendum will be issued to stipulate that Gazette No. 52152 of 21 February 2025 as the applicable SACQSP Guideline Scope of Services and Tariff of Fees applicable for this tender.
7	DOCUMENT FILL-IN REQUIREMENTS	Yes, you have the option of filling in the document digitally or fill it in with ink. <b>However, do not change the structure and content of the document when doing digital conversion.</b>
	Does the document have to be filled in in wet ink, or can it be filled in digitally, with only signatures in wet ink? Do all pages have to be initialled?	
8	PHASE 2 HOURS How was the quantity of allocated hours calculated? Please confirm that this is aligned with ACSA expectations for the Level of Service to be provided for the complete Project Management Scope listed in the Contract	The hours have been baselined by ACSA as allocated and will be reviewed after appointment at execution of the scope of work, should it become necessary.

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9	<p>Can these be considered under similar projects based on their traffic:</p> <ol style="list-style-type: none"> <li>1.1. Department of home affairs</li> <li>1.2. Courts buildings</li> <li>1.3. Department of labour building</li> <li>1.4. Correctional Service facility</li> <li>1.5. Museum</li> </ol>	The bidders are required to verify the applicability of their project experience as described in the tender document.
10	<p>In preparation for our tender submission, we would appreciate confirmation of/clarity on the following with regards to the NEC3 PSC (for both the Project Manager and Quantity Surveyor):</p> <ol style="list-style-type: none"> <li>1. ADDITIONAL CONDITIONS OF CONTRACT - Clause Z6</li> </ol> <p>We note that Clause Z6 is stated to replace core clause 20.1.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><b>Z6</b>      <b>Providing the Works: Delete core clause 20.1 and replace with the following:</b></p> <p>The <i>Consultant</i> will supervise the works in accordance with the Works Information. The <i>Consultant</i> warrants that the results of the Works done in accordance with the drawings and specifications, when complete, shall be fit for their intended purpose.</p> </div> <ol style="list-style-type: none"> <li>a) Should this read as <b>core clause 21.1</b> in terms of the NEC3 PSC? (Core clause 20.1 refers to <i>Employer's</i> obligations around providing necessary information)</li> </ol>	<p>To be confirmed with ACSA Legal as this clause affects all services. A clarification will be issued.</p> <p>To be confirmed with ACSA Legal as this clause affects all services. A clarification will be issued.</p>

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	<p><b>The Employer's obligations 20</b></p> <p>20.1 The <i>Employer</i> provides information and things which this contract requires him to provide in accordance with the Accepted Programme.</p> <p>20.2 The <i>Employer</i> may give an instruction to the <i>Consultant</i> which changes the Scope or a Key Date. After Completion, an instruction is given only if it is necessary to Provide the Services.</p> <p>20.3 The <i>Employer</i> does not give an instruction to the <i>Consultant</i> which would require him to act in a way that was outside his professional code of conduct.</p> <p><b>The Consultant's obligations 21</b></p> <p>21.1 The <i>Consultant</i> Provides the Services in accordance with the Scope.</p> <p>21.2 The <i>Consultant's</i> obligation is to use the skill and care normally used by professionals providing services similar to the services.</p> <p><b>People 22</b></p>	
	<p>b) Furthermore, clause Z6 introduces a warranty by and imposes an absolute obligation for fitness-for-purpose on the <i>Consultant</i>. In terms of PM and QS, this extends beyond the reasonable scope of standard professional services and introduces a risk that is uninsurable for PM and QS Professional Indemnity. <b>Kindly confirm whether this clause (Z6) can be removed from the Project Manager and Quantity Surveyor PSC.</b></p>	To be confirmed with ACSA Legal and ACSA Insurance Division.
	2. PART C3: SCOPE OF WORK - Use of Reasonable Skill and Care (clause 7 for QS, clause 8 for PM)	This clause will not be altered.

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	<p>a) <b>We request the following amendments</b> to align with undertaking the services required at common law of a professional:</p> <ul style="list-style-type: none"> <li>▪ Line 1 – <b>remove</b> the word “all”</li> <li>▪ Line 2 – <b>remove</b> the word “ensure” and replace with "use reasonable endeavours to see"</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>8. Use of Reasonable Skill and Care</b></p> <p>The service provider is required to provide all aspects of the service with <b>all</b> reasonable skill in accordance with generally accepted professional techniques and standards and ensure that all legal processes and requirements are met, and that all legal processes are adhered to and the project contravenes any legal processes and requirements.</p> <p style="text-align: right;">55 of 132</p> </div>	
	<p>3. PART C1.2 CONTRACT DATA - Clause X18.2</p> <p>a) <b>We request the following amendments</b> to the exclusions list associated with the limit of liability/liability cap:</p>	<p>This exclusion list will not be altered.</p>

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	<p>▪ <b>Removal</b> of "insurance liability to the extent of the consultant's risk", "damage to third party", "infringement of an intellectual property right"</p>	
	<p>X18.2 The Consultant's liability to the Employer for Defects that are not found until after the defects date is capped at the total costs incurred and/or damage to the Employer's Property. The excluded matters are amounts payable by the Consultants as stated in this contract for:</p> <ul style="list-style-type: none"> <li>-Loss of or damage to the employer property</li> <li>-Delay damages</li> <li>-Defects liability</li> <li>-Insurance liability to the extent of the consultants' risks</li> <li>-Loss of or damage to property</li> <li>-Death of or injury to a person</li> <li>-Damage to third party</li> <li>-Infringement of an intellectual property right</li> </ul>	
11	The following queries are requested: What documentation is required for a consortium?	ACSA will not be accepting Consortium bids for the entire Bid. If a Bidder is bidding as a Consortium, they must note that each bid will be evaluated independently, supported by a Form of Offer per discipline.
	Are the returnables completed by both parties or just the lead party?	The duly appointed representative by the Consortium.
	Can both architectural members of the consortium combine their references to make up the required 5?	Yes
	Do both parties of the consortium have to have attended the compulsory meeting or is it ok if just one party attended?	It is okay if one party attended.
12	<p>Please see below our questions regarding the tender:</p> <p>1. Can we submit two separate bids, one with the consortium partner and one as the company on its own?</p>	Internal consultations are in progress and further clarification will be issued.

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	2. Is a Geotechnical Report available?	No, it is not available. Provisional Sum has been made for the study to be undertaken after appointment.
	3. Will the Heritage Consultant be appointed separately/has the Heritage Consultant been appointed separately?	In our initial analysis, no Heritage Consultant will be required. However, it will be confirmed at Stage 1 if the service will be required.
13	Is it acceptable that the same contactable reference(s) for the Bidder, be the same contactable reference(s) for the key personnel as well?	Yes this is acceptable.
14	Project experience: Are projects completed by the Key Person supposed to be the same projects completed by the Bidder?	They can be the same project/s.
15	Can the key person use his/ her experience (completed projects) from previous employer?	Yes the project experience from previous employer can be used. However contactable reference for those projects must be from the Client entity.
16	Project completed few years ago (say in 2015) with a completion construction value less than R100m, will escalations be applied to the value of works for it to be compliant with the minimum required construction value.	Escalation of completed project values is not allowed.
17	Project value: is it for each completed discipline on a completed project?	Project value is for completed project.
18	If a contactable reference (person) is no longer in the employment of a client/ is not more, how will the Client manage such instances.	It is the Bidder's responsibility to ensure references are contactable.
19	Is there a cap for discount?	There is no cap on discount.

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20	How will ACSA evaluate unreasonably low prices/ offers?	ACSA will use CIDB prescripts and internal ACSA policy guidelines in assessment of prices.
21	International Company experience on completed projects, are international completed relevant projects accepted?	International completed projects are acceptable, as long as the references are contactable.
22	The limit of liability is not stated in the bid document.	Refer to clause X18.1, 18.2 and 18.3
23	Contract Management is not included under project management discipline – any reason?	Contract management is included under the PM discipline. Refer to 3.1.2.2 in the Scope of service for Project Management services.
24	Is there a requirement for a skills development programme?	The requirement is deemed to be included in the scoring of Bidders preference scoring.
25	The PM & QS gazetted guidelines on e-tender are outdated.	<p>Only the QS gazette has the latest 2025 which will be issued as an Addendum. For the PM, there is no Gazetted guideline which supersedes the 2019 as per below:</p> <p><small>https://airports.co.za/airports-guidelines-gazetted-guidelines-of-services-and-fees-for-registered-persons/</small></p> <p>ABOUT • REGISTRATION • EDUCATION • MEDIA &amp; EVENTS • POLICIES &amp; LEGISLATION • PM PARTNERSHIP •</p> <p><b>Amended Guideline Scope of Services and Recommended Guideline Tariff of Fees for:</b></p> <p>Persons Registered in terms of the Project and Construction Management Professions Act, 2000</p> <p><b>In respect of Professional Construction Project Management Services</b></p> <p><small>2019</small></p> <p><small>THE SOUTH AFRICAN AIRPORTS COMPANY SACPOMP The South African Company for the Project and Construction Management Professions Amended Guideline Scope of Services and Recommended Guideline Tariff of Fees PM Persons Registered in terms of the Project and Construction Management Professions Act, 2000 2019 Replaces: 2019 PM Project Management Services</small></p>

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26	If a Bidder establishes and highlights to the Client that there is an omitted additional service, can those be considered, i.e. heritage assessment.	Scope baseline has been established by ACSA as set out in the tender document. Bidders are not permitted to Rebaseline scope at tender Stage.
27	Did the previous consultant team submit the designs to the council?	No.
28	If a bidder is successful on this tender, does that mean they will not be permitted to tender for the D&B tender?	Yes, successful Bidders will not be permitted to tender for the D&B tender as this will present conflict of interest.
29	ACSA undertook to issue set of minutes of the 16th of September clarification meeting—to date we have not received this yet	All queries raised at the Briefing Session have been captured and answered as part of this query response. Refer to queries number 11 - 26.
	The issued minutes might lead to further questions, will further clarification questions be allowed, up to what date	Up to extended queries clarification period which will be communicated to the Bidders through eTender portal.
	ACSA also undertook to confirm when we could visit site—non-compulsory- will this still be arranged before tender closure date.	It will still be arranged. Dates to be communicated.
	The minutes and site visit might influence our understanding of the project deliverables—is the tender closing date still the 6th October.	Tender closing date to be extended. Communication to be issued to the Bidders through eTender portal.
	Phase 2 hours allocated, electrical and electronics, - Can we assume that the rates will be fixed as per the bidders offer, but the hours allocated to each of the activities as per the pricing schedules, will be adjusted when the hours allocated are exceeded for that activities (Documentation & Procurement, Contract Management services, Construction management	Yes. This will be managed through timesheets.

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	services, Handover and close out) or vice versa. How will this be managed per activity.	
	Will the hourly rates quoted for phase 2, also be used to calculate the fees for the electrical and electronic surveys. A provisional Sum of R400 000,00 is included.	Spend against provisional sum is explained in the pricing instruction.
	Clarify the aviation insurance required for R300k. Require copy of the insurance policy required which we can send to our Insurers.	Insurance schedule is attached in the tender document.
30	We do not see any reference to stage 3. Which party is responsible for those deliverables?	The Design & Build Contractor is responsible for Stage3.
31	<b>2e. NEC 3 PSC Contract_ Civil &amp; Structural: Work stages 1 &amp; 2:</b> It is currently unclear which areas represent new structures and which are existing. a. Can a legend be added to the sketches indicating which represents existing structures/floor slabs and which represents proposed new? b. Could the sketches be provided as a pdf drawing and to scale? c. Is an area schedule of new/refurb areas over the various floor including the roof available?	a. Any items in the sketch that is not in colour is existing. b. No the sketched are indicative only and cannot be issued. c. No area schedule available.
32	1.RFP Bid document...Page 23. Where is Section 3?	This section pertains to Scope of Work which is included as Part C3 in Volume 2.

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33	2g. NEC 3 PSC Contract_ Mechanical & Fire: Work stages 1 & 2 – Mechanical: Does ACSA/CTIA require any council engagement to be undertaken during the work stages 1 & 2 or will all Council engagement be post work stage 2?	Council engagements to be undertaken during the work stages 1 & 2 (e.g. SDP requirements).
34	2g. NEC 3 PSC Contract_ Mechanical & Fire: Rational Fire Strategy – Mechanical: It is assumed that the existing rational fire strategy for the terminal must be followed. Please confirm that the existing rational fire strategy will be made available to the successful tenderer and that it is current and up to date with legislation.	This document cannot be issued to Bidders and the appointed Fire engineer will be required to assess updates required which will be undertaken by the Rational Fire Engineer to be appointed by the Design & Build Contractor.
35	2g. NEC 3 PSC Contract_ Mechanical & Fire: Rational Fire Design – Mechanical: Based on the scope of services description, how should the requirement for the Pro-actively leading the handover, ORAT & fire clearance certificates be priced within the Work stage 1 & 2 scope of services? This would be a Stage 5/6 scope, which seems to be part of the lump sum additional services that do not have a clear time frame, nor a clear description of the phased handover approach from the contractor back to ACSA that is likely to be required on this project.	This pertains to the Engineer leading in the detailing and inclusion of Handover and ORAT requirements in the Stage 2 Report.

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36	2g. NEC 3 PSC Contract_ Mechanical & Fire: Joint Monitoring - Phase 2 – Mechanical: The hours prescribed in the pricing document do not seem to align with the effort described in section 3.1.2, the Joint Monitoring scope of services description and the quantity of design disciplines that form part of Phase 1 services. What does ACSA envisage the involvement to be for the Phase 1 design disciplines during the Phase 2 scope. What split of hours should be provided by each discipline?	No design work is required by the professional team under Phase 2. Only Joint Monitoring services.
37	Does being appointed for this project by ACSA disqualify one from being novated to the successful D&B contractor?	Yes.
38	2e. NEC 3 PSC Contract_ Civil & Structural: Work stages 1 & 2 - pg 48 – Civil & Structural: The Phase 2 /JMT scope includes the ffg description of the scope: ' Deliver full normal/ standard Structural Engineering services for Documentation & Procurement (Stage 4) as per the Engineering Council of South Africa Scope of Service guidelines.' Kindly clarify as this suggests that the Structural Engineer will be responsible for documentation rather than the D&B contractor?	The Engineer and all the other appointed consultants will be responsible for putting together tender documentation for procurement of the Design & Build contractor.
39	2e. NEC 3 PSC Contract_ Civil & Structural: Work stages 1 & 2 – Civil & Structural:	Yes. C&S will issue costs to the QS to include in the BOQ.

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	Kindly confirm that all costing will be done by the project QS. The C&S engineer will not be responsible for producing BOQs etc.	
40	<p>2e. NEC 3 PSC Contract_ Civil &amp; Structural: Work stages 1 &amp; 2 – General:</p> <p>The hours prescribed in the pricing document do not seem to align with the effort described in section 3.1.2, the Joint Monitoring scope of services description and the quantity of design disciplines that form part of Phase 1 services. The scope is work prescribed in the JMP portion is significant, and potentially incompatible with the proposed level of detail. We respectfully request ACSA to review and provide a more appropriate description for the scope during this phase. (eg scope calls for ‘Produce physical Building Model based on the Stage 3 approved design’ and ‘Full Building Information Modelling services and drawings for handover to Employer at Stage 6’ which is appropriate if the bidders are requested to do the detailed design, and not if the scope is limited to concept.)</p>	Service Providers will not be required to do Stage 3 design.
41	<p>2e. NEC 3 PSC Contract_ Civil &amp; Structural: Work stages 1 &amp; 2 – General</p> <p>It is our humble opinion that the structure for achieving services and costs for the JMT portion of the scope should be re-</p>	Your rate must be informed by your assessment of the scope. It is not a given that ACSA will award to Bidders who have priced a low rate. ACSA will use CIDB prescripts and internal ACSA policy guidelines in assessment of prices.

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	structured to ensure accurate pricing and competitiveness. You may get bidders tendering very low rates for the JMT portion knowing that this may or may not be required (as explained during the briefing session), whilst the scope description is very onerous and extensive. This may skew the total price significantly.	
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