



BID REFERENCE: CTIA 7914/2025/RFP

DATE: 2 October 2025

TENDER CLARIFICATION NO. 2

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	Which guidelines for tariff of professional fees in respect of services rendered by Persons registered in terms of Quantity Surveying profession	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) as amended in Government Gazette No. 52152, 21 February 2025. Board Notice 741 of 2025.
2	My question relates to how the R100m is determined. Is it based on 2025 value? For instance, a project completed 5 or 10 years ago with a current value of R100m would most likely have been 25 to 50% less at that time. Would these projects also qualify if at the time of completion (say 2015) it was valued at R50m.	We require the actual total project value at completion of the project. Escalation of project values is not permitted.
	Alternatively, is the rationale that a project must have been valued at R100m no matter when it was completed?	Yes.
3	It is noted that a certification will not be pursued - can this be confirmed as the scope and effort related to formalising a certification is somewhat different from implementing best practice aligned with the green star standard.	Yes, certification will not be pursued by the GBCSA Specialist that will be appointed under the Architect should the need to appoint one be confirmed with the Client after appointment. Should agreement post award be reached to

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		appoint the Green Building Specialist, they will only be responsible for proposal of minimum points for GBCSA credits aligned to either 4 star or above. It is the Green Building Specialist from the Design & Build Contractor that will make submission to GBCSA as well as obtain accreditation certificate.
	<p>Pg 153 of 248: "Whilst it is envisaged that a Green Building Certification will not be feasible"</p> <p>The matter of the Energy Performance Certificate (also pg 153) is potentially complex unless the project in question is a stand alone building that can be assessed (once operational for at least 12 months). Can it be clarified for which building(s) / spaces / area the EPC is required for and that this can only be pursued more than 12 months after fully operational.</p>	This will be part of the feasibility exercise by the Green Building Specialist to verify if the new and existing building can achieve the EPC certification. It is understood that if feasible this can only be achieved after 12 months after PC.
	Pg 169 of 248 can the list of existing buildings be defined and what they are to be assessed against " Due diligence assessments on existing buildings and integration initiatives."	Existing International Terminal Buildings and facilities within the scope.
	The following requirement from pg 169 of 248 is vague and potentially open ended. Is it a requirement to prepare the SANS 10400 XA rational design, report and form 2 +4 completion. Are any other standards applicable? "Inclusion of SANS 10400 XA requirements and other applicable sustainability standards.	What is listed are minimum standards. Any other SANS standard required for building and design compliance must be included.
	<p>The first point is in direct contradiction with the following requirements from page 169 of 268, please can the requirement be clarified:</p> <ul style="list-style-type: none"> "Investigation and advise on sustainable building design interventions required for the buildings in scope to achieve 4 Star Green Star Rating accreditation." 	There is no contradiction. SANS standards must be included for design compliance and achievement of green stars requires investigation to verify if it will be feasible for the terminal expansion to achieve the star ratings. If found to be feasible, the Green Building Specialist will monitor

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	<ul style="list-style-type: none"> "Monitor achievement of the Green star initiatives, accreditation and certification of the building to achieve the required green stars." 	implementation of the Green Star initiatives and certification by the Design & Build Contractor.
3	<p>On page 22 of document "2e. NEC 3 PSC Contract Civil & Structural", there are two different percentages for the total disbursements for subtotal 1.</p> <p>Which percentage should we use, 5% or 10%?</p>	10%
4	<p>I feel however that I have not been clear enough on my query number 2 in my previous email.</p> <p>I have adjusted my email as follows:</p> <p>We assume the QS Scope of Work can be summarized as Annexure B attached, but summarize below.</p> <p>Stage 1-Normal service</p> <p>Stage 2-Normal service</p> <p>Stage 3-Performed by Design & Build Contractor</p> <p>Stage 4-Normal service</p> <p>Stage 5-As per attached Annexure B and repeated below:</p> <p>5. Stage 5 (Contract Management Services & Construction Monitoring Services)</p> <p>(i) Project Financial administration and reporting.</p> <p>(ii) Review the Stage Gate Reports prior to Client approval and provide review feedback to Contractor's.</p> <p>(iii) Review, adjudicate and recommend for approval / disapproval of all contract variations in consultation with the Client.</p> <p>(iv) Monitor, review, approve and certify monthly progress payments.</p> <p>(v) Establishing and maintaining a financial control system.</p>	<p>Stage 1 & 2: Normal Service & Extent of scope of service</p> <p>Stage 3: Done by Design & Build Contractor</p> <p>Stage 4: Normal service where applicable to production of pricing and tender documents for procurement of the Design & Build Contractor.</p> <p>Stage 5 & 6: As described in the Scope of Work and Service.</p>

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	<p>(vi) Review estimates for proposed variations for client decision-making</p> <p>(vii) Prepare monthly project Cost/ Budget expenditure progress reports including submission to the client.</p> <p>Stage 6-Normal service.</p> <p>Please confirm that my assumptions are correct.</p>	
5	<p>The bid document specifies that a Quality Management Plan should be attached after page 114. However, on page 52 of the NEC contract, the following is stated:</p> <p>9. Quality Management</p> <p>As per the Contract Agreement, within two weeks of the appointment date, the Service Provider is required to submit a Quality Policy Statement and a Quality Plan for acceptance by the Employer. The Quality Plan is required for delivering the service in accordance with the Scope.</p> <p>Could you kindly clarify whether the Quality Management Plan is expected to be included as part of the bid submission? If so, could you please advise on the specific criteria or requirements that the plan should meet?</p>	<p>Attach after page 114, your standard Quality Management Plan applied in your office for delivery of services.</p> <p>What will be required after two weeks of appointment as per NEC clause, is the Project Specific Quality Plan for delivery of the service.</p>
6	<p>Could you kindly clarify whether the Client is looking for a list of Specialist Consultants (e.g., Geotech, EIA, Land Survey, Commercial, 3D LiDAR, heritage specialist) to be priced under "Construction Specialist" or if we should only price for one Construction Specialist?</p>	<p>Refer to section 4.1.1 under additional services for description of Construction Specialist services.</p>
7	<p>Form A4: Certificate of Authority of JOINT VENTURES only makes provision for 3 JV partners. We will be 4 companies in our intended JV. Can we add a 4th row to the form and if so, how should it be done?</p>	<p>You can copy / duplicate Form A4 and list additional JV partners. Also attach your JV agreement which should provide comprehensive list of all the JV partners.</p>

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8	<p>I am currently finalising the tender for the international terminal upgrade and just wanted to confirm that my email was read correctly off the register as I have not received any correspondence regarding this tender?</p> <p>I remember in the tender briefing, it was said that the place to submit the tender was incorrect and a new location would be sent?</p>	<p>All previously issued tender correspondence will be forwarded to your email address.</p> <p>Tender submission place is: Cape Town International Airport, Southern Office Building (SOB), Ground Floor, Cape Town</p>
9	<p>We have some clarification questions as follows:</p> <p>1.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. Kindly advise whether the items we have scored through can be omitted from the QS Scope of service.</p> <p>2.With regard to the QS Scope of Work, we attach herewith as Annexure B, but summarize below. Stage 1-Normal service Stage 2-Normal service Stage 3-Performed by Design & Build Contractor Stage 4-Normal service Stage 5-As per attached Annexure B Stage 6-Normal service.</p> <p>3.With reference to the QS Pricing schedule, we request that you increase the hours in the "Documentation & Procurement" Pricing line.</p> <p>4.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</p>	<p>Refer to Tender Clarification No 1, issued on 26 September 2025.</p>

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	amended in Government Gazette No. 39134, 28 August 2015. There has been a further amendment in Feb 2025 which is attached for your convenience. 5. Please advise whether the hours presented in the Pricing Schedule will be adjusted once the actual hours worked is known	
10	Please see queries below regarding the Tender Document: Pages 96 and 97 appear to have missing information. Kindly confirm if an updated version is available.	Please clarify whether you are referring to Volume 1 or Volume 2 (and which Discipline) pages?
	On page 137, please clarify the specific requirements for the Human Resource Plan.	This pertains to your proposed project resourcing structure / organogram. This is not required for evaluation purposes.
11	The abovementioned tender has reference. Must all pages be initialled or can it be stamped by the bidders stamp as proof that the documentation has been read.	Yes, all pages must be initialled.
12	Are we expected to fill in and submit Form D1 with the tender, as it will be incorporated into the contract upon appointment?	Please populate and tick under “yes” or “no” to each required information. This form will not be used for evaluation purposes.
	Do we need to submit completion certificates, or will it be sufficient to provide contactable references only?	Only contactable references are required. Completion certificates are NOT required.
13	ADDITIONAL PRICING INSTRUCTION NOTE: The Bidders rate per hour price must take into account all staff and resources that will support the Key Person in the delivery of the scope of work.	

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