CONSTRUCTION TENDER

Railton Foundation Admin Building

Full Phase 1 Works - Erf 8530, Railton, Swellendam

Item	Particular
Employer	Sustaining Theatre and Dance (STAND) Foundation
Tender reference	STAND/RF/WORKS/2026/02
Contract	JBCC Minor Works Agreement, Edition 5.3 (June 2024) - licensed document issued separately
CIDB designation	Valid 3GB or 3CE or higher. [The final scope of works may be reduced after award to suit the available project budget and the applicable CIDB tender value limit.]
Tender issue	19 October 2026
Tender closing	2 November 2026 at 12:00 South African Standard Time
Tender validity	Until Friday, 29 January 2027
Target possession	20 November 2026, subject to award, contract execution and statutory/H&S readiness
Contract period	Six (6) calendar months from possession of the site, including the annual builders shutdown
Target practical completion	Six (6) calendar months from possession of the site (target 20 May 2027)
Document status	FOR TENDER

Document control

Revision	Date	Purpose	Prepared / reviewed
0	2 Sep 2026	First consolidated construction tender-book draft	EFG / TBC
2	16 Sep 2026	Tender issue revision - agreed tender, contract, pricing and H&S updates	EFG
3	19 Oct 2026	Re-tender issue following cancellation of STAND/RF/WORKS/2026/01 (BEC, 14 Oct 2026) - revised reference, tender dates, site meeting and programme	EFG

Approval for issue

Field	Tenderer response
Employer approval	Name: _____ Signature: _____ Date: _____
Principal Agent recommendation	Name: _____ Signature: _____ Date: _____
Tender issue authorization	Yvette Hardie / authorized delegate: _____

Contents and tender volume map

Code	Section	Purpose
T1	Tendering procedures	Invitation, conditions, tender data and evaluation method
T2	Returnable documents	Compliance checklist and tenderer-completed schedules
C1	Agreements and contract data	Offer and acceptance, JBCC data and deviations
C2	Pricing data	Pricing instructions and separate Bill of Quantities
C3	Scope of work	Full Phase 1 requirements, interfaces, quality and completion
C4	Site information	Known site information, approvals, access and tenderer verification
A	Annexures and registers	Drawing/specification register and tender issue register

Order of precedence

Signed Form of Offer and Acceptance, including the agreed Schedule of Deviations.

Completed JBCC Minor Works Agreement Contract Data and contract-specific schedules.

Addenda issued before tender closing, in reverse chronological order.

C3 Scope of Work and C4 Site Information.

Project specifications and schedules.

For Tender drawings.

C2 Pricing Data and the priced Bill of Quantities, subject to the pricing instructions.

PART T1

Tendering procedures

Invitation, tender conditions, submission rules and evaluation method

T1.1 Tender Notice and Invitation to Tender

The Sustaining Theatre and Dance (STAND) Foundation invites tenders from suitably qualified and resourced building contractors for the construction and completion of the Full Phase 1 works at Erf 8530, Railton, Swellendam.

This is a re-tender. Tender STAND/RF/WORKS/2026/01 (closed 30 September 2026) has been cancelled. Tenderers who submitted offers under the cancelled tender must submit a new and complete tender offer in terms of this document; previous submissions will not be considered. Tenders are invited for the full scope of works; the scope may be reduced after award to suit the available project budget.

Item	Particular
Tender reference	STAND/RF/WORKS/2026/02
Description	Construction of the Railton Foundation Administration Building and associated Full Phase 1 site works
Employer	Sustaining Theatre and Dance (STAND) Foundation
Employer address	66 Bontebok Street, Swellendam, 6740
Procurement contact	EFG Engineers (Pty) Ltd | Elmien Treurnicht | elmien@efgeng.co.za | 084 645 1195
Technical contact	EFG Engineers (Pty) Ltd | Elmien Treurnicht | elmien@efgeng.co.za | 084 645 1195
CIDB eligibility	Valid 3GB or 3CE or higher. [The final scope of works may be reduced after award to suit the available project budget and the applicable CIDB tender value limit.]
Issue date	Monday, 19 October 2026
Clarification/site meeting	Monday, 26 October 2026 at 15:00, at Erf 8530, Railton, Swellendam (site entrance). Attendance is mandatory.
Last questions	Until tender closing date; tenderers are encouraged to submit material clarification questions as early as possible.
Final addendum target	As required before tender closing
Closing	Monday, 2 November 2026 at 12:00 South African Standard Time
Submission method	Email submission to ntombi@standfoundation.org.za. Tenderers are responsible for ensuring that the complete submission is received before closing.
Validity	Until Friday, 29 January 2027

T1.2 Conditions of Tender and Tender Data

The following project-specific conditions govern the preparation, submission and evaluation of tenders. Where the Employer adopts a published standard condition of tender, the exact edition and document must be identified in the final issue register. These Tender Data take precedence over inconsistent tendering instructions.

Clause	Project-specific tender condition
F.1.1 Actions	The Employer and each tenderer shall act lawfully, transparently, fairly and in good faith throughout the process.
F.1.2 Tender documents	Tenderers shall verify that the complete issue register has been received. Only formally issued documents and addenda may be relied upon.
F.1.3 Interpretation	A tenderer shall submit a compliant base tender. An alternative may be submitted only in addition to the compliant tender and must identify every technical, time and price effect.
F.1.4 Communication	All communication shall be in writing through the procurement contact. No instruction or clarification from another person is binding unless issued by formal addendum.
F.1.5 Confidentiality	Tender information shall be used only to prepare the tender. The Employer may retain submissions for audit and governance purposes.
F.2.1 Eligibility	Tenderers shall satisfy the eligibility and mandatory returnable requirements stated in T2.1 at closing. Material non-compliance may render a tender non-responsive.
F.2.2 Cost of tendering	Tenderers bear all costs of preparing, submitting and clarifying their tenders.
F.2.3 Site and documents	Tenderers shall inspect the site and documents and notify apparent ambiguities by the questions deadline. This does not transfer undisclosed Employer design information or latent site risk contrary to the Contract.
F.2.4 Clarification	Requests shall quote the tender reference, document, clause/drawing and concise question. Responses affecting price, scope or risk will be issued to all tenderers by addendum.
F.2.5 Addenda	Tenderers shall acknowledge every addendum in the returnable schedule. The Employer may extend the closing date where necessary.
F.2.6 Pricing	Tender prices shall be in South African rand, exclusive of VAT in the BoQ with VAT added in the summary. Rates shall include all obligations not separately identified.
F.2.7 Itemised remeasurement	The BoQ contains estimated quantities. The Works will be valued by measurement of work actually executed at the accepted tendered rates, subject to the Contract, measurement rules and written instructions.
F.2.8 Submission	The complete signed returnables, priced BoQ in editable and signed PDF formats, and required supporting evidence shall be delivered through the stated submission method before closing.
F.2.9 Late tenders	Late tenders will not be accepted. The tenderer bears the risk of transmission, file corruption, encryption or access failure.
F.2.10 Tender validity	Offers remain valid until Friday, 29 January 2027, unless extended by written agreement before expiry.
F.2.11 Qualifications	All exclusions, assumptions, departures and qualifications shall be listed only in the Schedule of Deviations. Unlisted qualifications may be disregarded.
F.2.12 Subcontracting	Tenderers shall identify proposed specialist subcontractors. Appointment remains subject to the Contract and professional acceptance; responsibility remains with the main contractor.
F.2.13 Collusion and conflicts	Tenderers shall disclose conflicts and submit the independent bid declaration. Collusion, fronting, fraud or material misrepresentation may result in rejection and other remedies.
F.3.1 Opening and records	Tenders will be opened administratively by the Employer/Principal Agent; there is no public opening. The Employer will retain a controlled tender register.
F.3.2 Clarification after closing	Clarification may explain existing information but may not create a new offer, cure a material omission or afford an unfair opportunity.
F.3.3 Arithmetic	Rates govern extensions unless the final tender-data approval states otherwise. Arithmetic corrections shall be applied consistently and tenderer acceptance obtained where required.

Clause	Project-specific tender condition
F.3.4 Acceptance	The Employer intends to award to the responsive tenderer achieving the highest total points, subject to due diligence, objective criteria, budget, approvals and the right not to accept any tender.
F.3.5 Cancellation	The Employer may cancel or defer the process for a lawful, documented reason, including inadequate competition, budget, material scope change or failure of the issue/award gates.
F.3.6 Notification	All tenderers will be notified in writing of the outcome after approval. No contract exists until the Form of Acceptance is signed by the authorised Employer representative.

T1.3 Eligibility, Responsiveness and Evaluation

T1.3.1 Stage 1A - Eligibility

1 Valid CIDB registration in contractor grading designation 3GB or 3CE or higher at the required decision point, subject to the final estimated tender value and applicable tender-value range.

2 Tender submitted before closing through the prescribed method.

3 Completed and signed Form of Offer by an authorized person.

4 Tenderer not prohibited or restricted from doing business with the Employer or public bodies, as applicable.

5 Any compulsory briefing requirement stated in the final Tender Notice

T1.3.2 Stage 1B - Experience and Capacity (Pass/Fail)

Only tenderers satisfying Stage 1A proceed to Stage 1B. Tenderers shall demonstrate:

(a) at least two comparable building projects successfully completed within the last five years;

(b) contactable references;

(c) suitable key personnel and resources;

(d) capacity to complete the Works within six (6) calendar months; and

(e) access to working capital and/or credit facilities of at least 10% of the tendered Contract Sum.

Stage 1B is assessed on a pass/fail basis.

T1.3.3 Administrative Responsiveness

The evaluation committee will confirm that the tender is complete, signed, internally consistent and substantially responsive. Clarification may explain existing information but may not create a new offer or cure a material omission after closing.

T1.3.4 Stage 2 - Price and Preference Evaluation

Tenderers that pass Stages 1A, 1B and 1C will be evaluated out of 100 points: Price 80 points; B-BBEE 5 points; Locality 15 points.

Component	Maximum	Method
Price	80	$P_s = 80 \times [1 - (P_t - Pmin) / Pmin]$, applied in accordance with the approved procurement rules
B-BBEE status	5	Preference points according to the B-BBEE table; no minimum contributor level applies
Locality	15	Preference points for verified operational office location; not an eligibility requirement

Component	Maximum	Method
Total	100	Highest total points among responsive tenders, subject to objective criteria and approvals

Where: P_s = points scored for price; P_t = comparative tender price under consideration; Pmin = lowest acceptable comparative tender price. The evaluation committee shall use the approved formula and treatment of taxes, arithmetic corrections, discounts and alternatives consistently.

B-BBEE contributor level	Points
Level 1	5
Level 2	4.5
Level 3	4
Level 4	3
Level 5	2
Level 6	1.5
Level 7	1
Level 8	0.5
Non-compliant / no acceptable proof	0

Locality	Points	Minimum proof
Operational office within Swellendam Local Municipality	15	Lease/title, municipal account or other pre-disclosed proof in tenderer name
Operational office elsewhere within the Overberg District Municipality	10	Equivalent acceptable proof
Operational office elsewhere within the Western Cape	5	Equivalent acceptable proof
Other location / no acceptable proof	0	Not applicable

PREFERENCE: B-BBEE and locality are preference considerations only and are not minimum eligibility thresholds. Failure to claim or prove points for a preference criterion results in zero points for that criterion.

AWARD CONTROL: “Lowest acceptable tender” does not automatically mean the lowest raw price once the confirmed 80/20 system is applied. The recommended award is the responsive tender with the highest total points unless a properly recorded objective criterion justifies otherwise.

PART T2

Returnable documents

Compliance checklist, declarations, and tenderer-completed schedules

DOCUMENT STATUS: FOR TENDER

T2.1 Returnable Documents Checklist

The final issue must classify each item as mandatory at closing, required but clarifiable, or post-award. The draft classifications below require approval before issue.

ID	Returnable	Draft classification	Reference
R01	Form of Offer completed and signed	Mandatory	T2.2.1 / C1.1
R02	Tenderer details and authorised signatory	Mandatory	T2.2.2-3
R03	Proof of CIDB grading 3GB or 3CE or higher	Mandatory	T2.2.4
R04	CSD registration report / supplier number	Mandatory	T2.2.4
R05	Tax Compliance Status PIN and tax number	Mandatory	T2.2.4
R06	COIDA letter of good standing or acceptable equivalent	Mandatory	T2.2.4
R07	B-BBEE affidavit/certificate or other acceptable proof	Optional; required only to claim points	T2.2.5
R08	Locality declaration and prescribed proof	Optional; required only to claim points	T2.2.5
R09	Conflict of interest and disclosure declaration	Mandatory	T2.2.6
R10	Independent bid determination declaration	Mandatory	T2.2.7
R11	Past supply-chain practices / restrictions declaration	Mandatory	T2.2.8
R12	Comparable project experience: minimum two comparable building projects completed within the last five years, with contactable references	Mandatory - Pass/Fail	T2.2.9
R13	Key personnel, organisation and evidence of financial capacity / working capital or credit facilities of at least 10% of tendered Contract Sum	Mandatory - Pass/Fail	T2.2.10
R14	Preliminary six-month construction programme	Mandatory - Pass/Fail	T2.2.11
R15	Proposed subcontractors and local participation	Required	T2.2.12
R16	Contractor H&S competency declaration / undertaking. Project-specific H&S Plan required after award and before site establishment.	Mandatory declaration; H&S Plan post-award	T2.2.13
R17	Schedule of deviations, qualifications and alternatives	Mandatory	T2.2.14
R18	Record of addenda	Mandatory	T2.2.15

ID	Returnable	Draft classification	Reference
R19	Priced Building & Structural, Civil and Electrical BoQs, together with Common Preliminaries/H&S schedule	Mandatory	Separate C2.2
R20	Tender summary and VAT reconciliation	Mandatory	T2.2.16

T2.2 Tenderer-completed schedules

T2.2.1 Tender Submission Cover

Field	Tenderer response
Tender reference	STAND/RF/WORKS/2026/02
Tenderer legal name	_____
Trading name	_____
Tendered total including VAT	R _____
Contact person	_____
Email / mobile	_____
Submission date and time	_____

T2.2.2 Tenderer Particulars

Field	Tenderer response
Entity type	Company / close corporation / sole proprietor / JV / other: _____
Registration number	_____
Registered address	_____ _____
Postal address	_____ _____
Telephone	_____
Email	_____
VAT number	_____
Income tax number	_____
CSD supplier number	_____
CIDB CRS number	_____
COIDA registration	_____

T2.2.3 Authority of Signatory

The tenderer shall attach a board resolution, partners' resolution, power of attorney or other legally sufficient authority. For a joint venture, each member shall authorize the lead representative and the joint venture agreement shall be attached.

Field	Tenderer response
Authorised person	Full name: _____
Capacity	_____
Authority document	Attached as: _____
Signature / date	Signature: _____ Date: _____

T2.2.4 Statutory and Registration Schedule

Requirement	Reference / expiry	Proof attached
CIDB 3GB or 3CE or higher	CRS no.: _____ Grade: _____ Expiry: _____	Yes / No
Central Supplier Database	Supplier no.: _____ Report date: _____	Yes / No
Tax compliance	TCS PIN: _____ Tax no.: _____	Yes / No
COIDA	Registration: _____ Expiry: _____	Yes / No
Company registration	Registration no.: _____	Yes / No

T2.2.5 Preference Points Claim

Field	Tenderer response
B-BBEE contributor level	Level: _____ Issuer / affidavit basis: _____
B-BBEE proof	Document attached: Yes / No Expiry/date: _____
Operational office locality	Swellendam LM / Overberg District / Western Cape / Other: _____
Physical office address	_____ _____
Locality proof	Type and date: _____
Points claimed	B-BBEE: ____ / 5 Locality: ____ / 15 Total: ____ / 20

I/We certify that the information and proof supplied for the specific goals are true and may be verified. False or misleading claims may result in rejection, cancellation, or other lawful remedies.

Failure to claim or prove B-BBEE or locality points will result in zero points for the relevant goal and will not, by itself, render the tender non-responsive.

Field	Tenderer response
Authorised signature	Name: _____ Signature: _____ Date: _____

T2.2.6 Conflict of Interest and Disclosure

Does any director, member, partner, employee or close family member have an interest in the Employer, evaluation committee or professional team? Yes / No

Has any person involved in preparing this tender documentation assisted the tenderer other than through formal clarification? Yes / No

Is the tenderer aware of any actual, potential or perceived conflict that could affect this procurement? Yes / No

Are any relationships, gifts, benefits, commissions, or agreements relevant to this tender required to be disclosed? Yes / No

If “Yes”, provide full details and proposed mitigation:

Field	Tenderer response
Disclosure	_____ _____ _____

Field	Tenderer response
Declaration	Name: _____ Signature: _____ Date: _____

T2.2.7 Certificate of Independent Tender Determination

The tenderer declares that this offer was prepared independently and without prohibited consultation, communication, agreement, or arrangement with a competing tenderer concerning prices, methods, market allocation, submission or non-submission. Ordinary disclosed joint-venture and subcontracting arrangements are excluded from this declaration.

Field	Tenderer response
Tenderer declaration	I/We confirm the statement above: Yes / No
Authorized signature	Name: _____ Signature: _____ Date: _____

T2.2.8 Past Supply-Chain Practices and Restrictions

Question	Yes / No	Details / reference
Has the tenderer or a related entity been listed as a tender defaulter or restricted supplier?		
Has a public or private contract been terminated for default during the past five years?		
Are there pending fraud, corruption, competition-law or material professional-conduct proceedings relevant to this tender?		
Does the tenderer owe undisputed amounts to a public body or the Employer beyond agreed terms?		

Field	Tenderer response
Authorized signature	Name: _____ Signature: _____ Date: _____

T2.2.9 Comparable Project Experience

Project / client	Scope and value	Completion	Reference contact

T2.2.10 Key Personnel and Organisation

Role	Name	Qualification / registration	Years / similar work
Contracts manager			
Site agent			
Construction manager			
Construction H&S officer			
Quality representative			
Electrical installation lead			

T2.2.11 Preliminary Construction Programme

Attach a logic-linked programme covering mobilization, design/shop-drawing submissions, long-lead procurement, statutory/H&S readiness, site works, building works, services, testing, practical completion and closeout. The programme must fit within six (6) calendar months from possession of the site and expressly account for the annual builder's shutdown.

Field	Tenderer response
Proposed possession	_____
Proposed practical completion	_____
Programme attachment	File / annexure reference: _____
Critical long-lead items	_____ _____

T2.2.12 Proposed Subcontractors

Work package	Proposed subcontractor	Registration / experience	Approx. value or %
Electrical			
Plumbing / drainage			
Roofing			
Fencing / gates			
Paving / civil works			
Other			

T2.2.13 Preliminary Health and Safety Declaration

The tenderer confirms that its price and programme allow for compliance with the Occupational Health and Safety Act, Construction Regulations, the Client's final baseline risk assessment and project-specific H&S specification, and the lawful instructions of the Employer or its Principal Agent.

Requirement	Tenderer response / reference
Construction H&S competency and registration of proposed team	

Requirement	Tenderer response / reference
Preliminary project risk review	
Allowance for H&S plan, file, medicals, training, PPE and audits	
COIDA and incident history disclosure	
Understanding of permit/notification requirements	

Field	Tenderer response
Authorised signature	Name: _____ Signature: _____ Date: _____

T2.2.14 Deviations, Qualifications and Alternatives

Document / clause	Tenderer's departure or qualification	Price / time effect

COMPLIANT BASE OFFER: If this schedule is left blank, the tenderer is deemed to have offered full compliance with the tender documents. Alternatives must be submitted separately and may not replace the compliant base offer.

T2.2.15 Record of Addenda

Addendum	Date received	Description	Initial

T2.2.16 Tender Price Summary

Pricing component	Amount excluding VAT
A. Common Preliminaries & General	R _____
B. Contractor Health & Safety	R _____
C. Building & Structural Works	R _____
D. Civil Works	R _____
E. Electrical Works	R _____
SUBTOTAL OF WORKS	R _____
F. Contingency Allowance - 7%	R _____
TENDER AMOUNT EXCLUDING VAT	R _____

Pricing component	Amount excluding VAT
VAT at 15%	R _____
TOTAL TENDER AMOUNT INCLUDING VAT	R _____

PART C1

Agreements and contract data

Form of Offer and Acceptance, JBCC particulars and contract-specific schedules

DOCUMENT STATUS: FOR TENDER

C1.1 Form of Offer and Acceptance

Offer

The Tenderer, identified below, has examined the tender and contract documents listed in the final issue register and, by submitting this offer, agrees to perform all obligations and complete the Works in accordance with the Contract for the offered amount and within the stated period. The tendered sum is the initial amount derived from the itemised BoQ; the final contract value is subject to remeasurement and authorised adjustments. The amount below must reconcile with the priced BoQ after arithmetic correction, subject to the Tender Data.

Field	Tenderer response
Tenderer legal name	_____
Tendered sum excluding VAT	R _____
VAT	R _____
Tendered sum including VAT	R _____
Amount in words	_____ _____
Contract period	Six (6) calendar months from possession of the site, including the annual builders shutdown
Tender validity	Until Friday, 29 January 2027
Authorised signatory	Full name: _____
Capacity	_____
Signature / date	Signature: _____ Date: _____
Witness 1	Name: _____ Signature: _____
Witness 2	Name: _____ Signature: _____

Acceptance

By signing below, the Employer accepts the Tenderer's offer subject only to the agreed Schedule of Deviations and the documents incorporated in the Contract. The contract comes into effect on the date of the Employer's authorised signature, or the date stated in the notice of award, whichever the final Contract Data provides.

Field	Tenderer response
Accepted contract sum including VAT	R _____
Employer	Sustaining Theatre and Dance (STAND) Foundation
Authorised signatory	Yvette Hardie
Capacity	_____
Signature / date	Signature: _____ Date: _____
Witness 1	Name: _____ Signature: _____
Witness 2	Name: _____ Signature: _____

C1.2 JBCC Minor Works Agreement Contract Data

JBCC MINOR WORKS AGREEMENT: This tender and the resulting contract shall be governed by the JBCC Minor Works Agreement, Edition 5.3 (June 2024), read together with the Contract Data and other contract documents included in this tender. Tenderers shall obtain the applicable licensed JBCC Minor Works Agreement directly from JBCC and shall be deemed to have familiarised themselves with its provisions when submitting a tender. The JBCC Minor Works Agreement is not reproduced in this tender document due to copyright and licensing requirements.

C1.2.1 Employer and project particulars

Particular	Employer selection / information	Status
Employer	Sustaining Theatre and Dance (STAND) Foundation	Confirmed
Employer address	66 Bontebok Street, Swellendam, 6740	From approval letter; confirm notices
Authorised signatory	Yvette Hardie	Confirmed
Works	Full Phase 1 Railton Foundation Administration Building and associated site works	Scope freeze required
Site	Erf 8530, Railton, Swellendam	Confirmed
Principal Agent	EFG Engineers (Pty) Ltd; Elmien Treurnicht, Pr Eng (registration number 20160571)	Organisation confirmed
Architectural professional	EFG Engineers (Pty) Ltd - architectural construction monitoring/sign-off role as agreed with Swellendam Municipality; Jacques Brand, Pr Arch 21167, architectural consultant/specifications as required	Confirmed project arrangement
Structural engineer	DMS; Cobus van Dyk, Pr Ing (Structural) (registration number TBC)	Organisation confirmed
Electrical engineer	DSV; Ruan Jordaan (registration number TBC)	Organisation confirmed
Client H&S agent	Cairnmead Industrial Consultants (Pty) Ltd - appointed by and paid directly by the Employer	Confirmed
Quantity surveyor	Not appointed by Employer. EFG Engineers (Pty) Ltd is compiling the BoQ with the assistance of a quantity surveying sub-consultant.	Role allocation

C1.2.2 Time, completion and damages

Particular	Draft contract entry	Control note
Target possession	20 November 2026	Subject to award, signed contract and H&S/statutory readiness
Contract period	Six (6) calendar months from possession of the site, including the annual builders shutdown	Includes annual builders shutdown
Target practical completion	Six (6) calendar months from possession of the site (target 20 May 2027)	Subject to actual possession date
Penalty	R2,000 per calendar day, capped at 10% of the Contract Sum	Apply under licensed contract; capped at 10% of the contract sum
Defects liability period	Twelve (12) months from Practical Completion	Confirmed
Target defects period end	Twelve (12) months after the actual date of Practical Completion	Subject to actual Practical Completion
Working days / hours	Monday-Friday 07:00-17:00; Saturday 07:00-13:00. Work outside these hours requires prior approval by the Principal Agent and compliance with applicable municipal requirements.	Confirm community, noise, security and municipal constraints

C1.2.3 Payment security and payment

Particular	Draft selection	Control note
Construction guarantee / security	JBCC Option B - payment reduction	Confirmed working basis
Payment reduction	10% of certified value until accumulated reduction equals 5% of contract sum	Confirm exact licensed wording and release points
Interim valuations	Monthly, valuation date the 25th of each month	Insert dates and submission protocol
Payment period	Within 30 calendar days in accordance with the Contract	Confirmed
Advance payment	None unless expressly agreed by written contract amendment	No allowance assumed
Price adjustment	Fixed price - no escalation for the six (6) month Contract Period; changes in legislation/statutory requirements dealt with in accordance with the Contract	Confirmed

C1.2.4 Insurances

The Contractor shall arrange and maintain the insurances required by the licensed JBCC agreement. The final Contract Data must state policy limits, deductibles, parties insured, commencement and expiry. The following schedule may not remain incomplete at tender issue.

Insurance	Minimum / basis	Draft responsibility
Contract Works / Contractors All Risk Insurance	Not less than the full replacement value of the Works, including the Contract Sum, materials, temporary works, professional fees associated with reinstatement, debris removal, escalation and VAT to the extent that VAT is not recoverable by the Employer	Contractor
Public liability	R5,000,000 per occurrence	Contractor
SASRIA	Required; Contract Works cover attached to the underlying Contractors All Risk policy for the corresponding insured value and period, subject to applicable SASRIA policy limits	Contractor
COIDA / employer liability	Statutory	Contractor
Plant, vehicles and equipment	Full replacement and statutory cover	Contractor

Insurance requirements: The Employer and Contractor shall be named as joint insured parties, with subcontractors included to the extent of their respective interests and cross-liability applying where applicable. Cover shall commence before possession of the site or commencement of any work, whichever occurs first. Contractors All Risk insurance shall remain effective until Practical Completion, with an appropriate maintenance or defects-period extension until Final Completion. Public Liability Insurance shall remain effective until Final Completion. All policy excesses shall be for the Contractor's account. Policy schedules, endorsements and proof of premium payment shall be submitted before site establishment.

C1.2.5 Notices, dispute and other selections

Particular	Draft entry
Employer notice address/email	66 Bontebok Street, Swellendam, 6740 | email ntombi@standfoundation.org.za
Contractor notice address/email	Tenderer to complete in Contractor's Contract Data
Principal Agent notice details	EFG Engineers (Pty) Ltd | Elmien Treurnicht, Pr Eng | elmien@efgeng.co.za
Dispute resolution	In accordance with the JBCC Minor Works Agreement Edition 5.3 Contract Data (June 2024)
Waiver of lien	Yes, subject to the licensed JBCC Minor Works Agreement Contract Data wording
Law	Republic of South Africa
Contract language	English

C1.2.6 Contractor's Contract Data

Field	Tenderer response
Contractor legal name	_____
Registered address	_____ _____
Notice address	_____ _____
Notice email	_____
Representative	Name: _____ Mobile: _____

Field	Tenderer response
Construction manager	_____
H&S officer	_____
Bank / account verification	To be submitted through the Employer's secure verification process

C1.3 Schedule of Deviations

The agreed schedule below is completed only during award clarification. It shall record permitted, non-material clarifications and agreed deviations without creating an impermissible new offer.

No.	Tender document reference	Agreed deviation / clarification	Price / time effect
1			
2			
3			
4			

Field	Tenderer response
For the Employer	Name: _____ Signature: _____ Date: _____
For the Contractor	Name: _____ Signature: _____ Date: _____

PART C2

Pricing data

Itemised remeasurement rules and the separate Bill of Quantities

DOCUMENT STATUS: FOR TENDER

C2.1 Pricing Instructions

The tender shall be priced against the itemised BoQ. The tendered total is the initial tender amount calculated from the stated estimated quantities and accepted rates; it is not a fixed lump sum.

The Works will be remeasured. Final payment will be based on the quantities of work actually executed, measured and certified in accordance with the stated method of measurement, multiplied by the accepted tendered rates, together with authorised adjustments under the Contract.

BoQ quantities are estimates and do not guarantee the quantity of work. Tenderers shall not alter the issued descriptions, units or quantities, but shall identify apparent omissions or discrepancies before the questions deadline.

The final BoQ shall state the applicable standard method of measurement and any project-specific measurement rules [TBC before tender issue].

Rates and prices shall include labour, materials, plant, transport, waste, supervision, overheads, profit, compliance, testing, commissioning, temporary works and all obligations necessary for complete work unless separately stated.

Rates shall exclude VAT. The BoQ summary shall add VAT at the prevailing statutory rate.

Preliminaries shall distinguish fixed, time-related and value-related amounts where required. The tenderer shall price the annual builders shutdown and the full six (6) month Contract Period.

Provisional sums, prime-cost amounts and contingencies may be expended only on written instruction and do not confer entitlement to the full allowance.

Daywork rates are used only after a written instruction and verified records. They shall not duplicate costs included in preliminaries or scheduled rates.

Every item shall be priced. A blank rate will be treated in accordance with the final approved arithmetic and unpriced-item rule stated in the Tender Data; it may not be used to create an entitlement to additional payment.

The tenderer shall price a compliant base offer. Value-engineering proposals may be attached separately with full design, programme, performance and price effects.

Accepted rates shall be used for measured work and may be used to value instructed changes where applicable. New or adjusted rates require valuation in accordance with the Contract and a written instruction.

C2.2 Bill of Quantities

The Bill of Quantities is issued as a common Preliminaries and H&S schedule, three discipline BoQs (Building & Structural, Civil, Electrical) and a Tender Summary. Tenderers shall price all schedules and carry the totals to the Tender Summary.

BoQ section	Required content	Status at tender issue
1 Common Preliminaries & General	Common project-wide preliminaries and general obligations; fixed/time-related split	Separate common pricing schedule
2 Contractor Health & Safety	Contractor H&S obligations under the Client H&S Specification and Baseline Risk Assessment; Client H&S Agent fees excluded	Separate common pricing schedule
3 Building & Structural Works	Building, architectural and structural works, including G7/G5 and slab; civil interface at prepared formation	Separate discipline BoQ
4 Civil Works	Bulk earthworks/in-situ formation, roads, parking, stormwater, external water/sewer, fencing and external works	Separate discipline BoQ
5 Electrical Works	CE0776 electrical works, authority interface, power, lighting, data pathways, earthing, testing and commissioning	Separate discipline BoQ
6 Tender Summary	Common Prelims + H&S + three discipline totals + 7% contingency allowance + VAT	Mandatory summary

PART C3

Scope of work

Full Phase 1 works, discipline interfaces, quality, programme and closeout

DOCUMENT STATUS: FOR TENDER

C3.1 Employer's Objective

The Employer's objective is a safe, complete, compliant and operational first phase of the Railton Foundation facility at Erf 8530. The Works are centered on the approximately 120 m² administration building and the external/site infrastructure required for Full Phase 1, delivered as one coordinated main contract.

C3.2 Scope Definition and Status

The tender comprises the Full Phase 1 works described in the final drawings, specifications, and Bills of Quantities. Discipline interfaces shall be read together, and the Main Contractor remains responsible for coordination of the complete Works.

Workstream	Draft Full Phase 1 content	Issue status
Administration building	Foundations, floor, walls, roof, ceilings, finishes, doors/windows, joinery, sanitary facilities, plumbing, electrical, fire measures and complete builder's work	Included in Building & Structural BoQ and architectural tender information
Structural	Foundations, reinforced concrete, masonry support, roof/structural interfaces and details in the final DMS design	DMS design; For Tender reissue requested from Structural Engineer
Electrical	Incoming supply interface, cable routes, MDB, lighting, power, data pathways, earthing, testing, certification and handover	For Tender electrical drawings/specification/BoQ received; municipal connection/wayleave arrangement retained pending Municipality confirmation
Civil/site services	Site clearance/earthworks, stormwater, water, sewer and service connections, levels, access and reinstatement	Included in EFG Civil For Tender drawings and Civil BoQ
Parking and access	Parking provision, circulation, gates, surfacing/paving, kerbs and associated drainage	Included in Civil For Tender scope
Boundary and external	Clear-view perimeter fencing, general/service gates, playground, landscaping/grassing, signage and external fire provisions	Clear-view fencing and applicable external works included in Civil scope; other items as shown in tender drawings/BoQs
Furniture / appliances	Office furniture, kitchen appliances and related loose items	Included - Main Contractor supply and install

Workstream	Draft Full Phase 1 content	Issue status
Solar / gas	Solar power and gas installation identified historically	Included in Main Contractor scope; specialist design where not fully detailed by the professional team
Municipal fees	Water, sewer and electrical authority connection fees/deposits	Employer-paid where stated; electrical connection allowance retained pending Municipality confirmation

C3.3 General Contractor Obligations

Provide all management, supervision, labour, materials, plant, temporary works and coordination needed to complete the Works.

Verify dimensions, levels, service positions and interfaces before construction; report discrepancies before affected work proceeds.

Coordinate architectural, structural, civil, electrical and specialist information. No drawing may be read in isolation.

Protect the public, adjacent property, existing services and completed work; maintain safe controlled access to the site.

Obtain contractor-side permits, notices, inspections, certificates and approvals, while the Employer remains responsible for items expressly allocated to it.

Submit method statements, shop drawings, samples, product data and programmes sufficiently early for review without delaying the Works.

Maintain quality, H&S, environmental, progress, photographic, labour and testing records in the required formats.

Make good all damage caused by the Works and leave the site clean, safe and fit for occupation at completion.

C3.4 Design Responsibility and Information

Design / information	Primary responsibility	Contractor obligation
Permanent architectural design	Professional team / approved architectural design; EFG construction monitoring/sign-off arrangement with Swellendam Municipality; Jacques Brand, Pr Arch, consultation/specifications as required	Coordinate, verify buildability, submit shop drawings; do not alter design without instruction
Structural design	DMS	Temporary works, means/methods, shop details and prompt RFIs
Electrical permanent design	DSV	Installation/shop drawings, coordination, certificates and specialist design expressly identified
Civil/site permanent design	EFG	Temporary works, setting-out checks, service proving and construction methodology
Roof trusses / proprietary systems	Contractor-appointed specialist designer/supplier where specified	Engineer-designed and certified shop drawings; professional responsibility retained by specialist
Temporary works	Main Contractor / competent temporary works designer	Design by competent person and professional where required; submit without transferring responsibility
Solar / gas specialist systems	Contractor-appointed suitably qualified specialist to the extent not fully designed in tender documents	Design, coordinate, obtain required approvals/certification, submit shop drawings/design information and install/test/commission

C3.5 Programme and Progress Control

Within the period stated in the Contract Data, the Contractor shall submit a detailed baseline programme aligned to the accepted tender programme. It shall show logic, critical path, float, information release dates, approvals, procurement, shutdown, testing, statutory inspections, practical completion, and closeout.

Control	Minimum requirement
Baseline programme	Submit within 10 working days after award
Progress updates	Monthly, and more frequently when delay or recovery action is required
Short-term planning	Two-week look-ahead at each progress meeting
Delay notices	Strictly in accordance with the licensed JBCC agreement and Contract Data
Recovery	Resequence/add resources where contractor-responsible delay threatens completion
Completion target	Six (6) calendar months from possession of the site, including the annual builders shutdown

C3.6 Site Establishment and Community Interface

Fence, secure and sign the working area, control personnel, vehicles, deliveries and visitors.

Provide temporary water, power, sanitation, storage, waste facilities, firefighting equipment and first aid.

Keep public roads and neighboring areas clean and safe; manage dust, noise, mud, traffic, and nuisance.

Coordinate disruptive work and service interruptions with the Principal Agent and affected parties.

Comply with approved working hours (Monday-Friday 07:00-17:00, Saturday mornings 07:00-13:00) and community/site protocols.

Do not use or obstruct areas outside the handed-over site without written permission.

C3.7 Health and Safety

The Contractor shall comply with the Occupational Health and Safety Act, Construction Regulations, and the final Client H&S documentation. No construction work may start until the statutory pre-construction requirements, appointments, H&S plan approval and any required permit or notification have been completed.

Cairnmead Industrial Consultants (Pty) Ltd has been appointed by the Employer as the Client Health & Safety Agent and is paid directly by the Employer. The Contractor remains responsible for its own competent H&S personnel and all contractor duties under the Occupational Health and Safety Act, Construction Regulations, the Client Baseline Risk Assessment and the Client Health & Safety Specification.

Deliverable	Timing / acceptance
Project-specific H&S plan and file index	Before site establishment; accepted by Client H&S Agent
Legal appointments and competency proof	Before relevant work starts and kept current
Risk assessments and method statements	Before each activity; communicated to affected workers
Medical fitness, induction and training	Before access / work
Inspection registers and audit closeout	Current throughout the Works
Incident reporting	Immediate notification and statutory reporting as applicable
Consolidated H&S file	Before practical/final completion as specified

C3.8 Quality, Samples and Testing

Submit a project quality plan, inspection and test plans, hold points and records register.

Use only compliant new materials unless reuse is expressly specified. Submit samples and technical data before ordering.

Arrange tests by competent or accredited parties as specified; provide results promptly and rectify non-compliant work.

Do not cover work requiring inspection before written release of the relevant hold point.

Professional review, inspection or acceptance does not relieve the Contractor of contractual responsibility.

C3.9 Discipline-specific Minimum Requirements

C3.9.1 Building and architectural work

Complete the approved building form and finishes in accordance with the final architectural drawings, specifications and schedules. Before issue, EFG Engineers (Pty) Ltd, acting for the design architect per the Municipal agreement, shall confirm room/finish schedules, door/window/ironmongery schedules, sanitaryware, waterproofing, kitchen/joinery, accessibility, fire and municipal continuity requirements, consulting Jacques Brand, Pr Arch 21167 (specifications architect) as required.

C3.9.2 Structural work

Execute the final For Tender / For Construction DMS structural design. Founding assumptions, allowable bearing pressure, inspection hold points, reinforcement, concrete strengths and any geotechnical reliance shall be stated in the final documents. Preliminary drawings shall not be used for construction.

C3.9.3 Civil and external works

The civil and external works include setting out and levels, earthworks, stormwater management, service connections, parking and access works, surfacing, fencing and gates, and reinstatement.

The latest EFG civil drawings, specifications and Bills of Quantities shall form part of the tender documents and shall be read together with this document.

C3.9.4 Electrical work

Provide the complete electrical installation shown on the final CE0776 drawings and corrected specification/BoQ, including incoming supply interfaces, 16 mm² four-core copper supply cable where confirmed, MDB, lighting, power, data pathways, earthing/bonding, sleeves, testing, commissioning, training, as-builts, manuals and certificates. Resolve authority fees, builder's work and specialist-system interfaces before issue.

C3.9.5 Plumbing, drainage and fire

Provide the complete cold/hot water, sanitary plumbing, drainage, fittings, testing and statutory certificates shown in the final architectural/civil/services information. Fire measures and equipment shall comply with the deemed-to-satisfy design in terms of SANS 10400-T.

C3.10 Submissions and Records

Submission	Minimum content / timing
Programme and cash flow	Baseline and monthly updates
Procurement schedule	Long-lead items, required information and approval dates

Submission	Minimum content / timing
Shop drawings	Coordinated, dimensioned, revision-controlled and submitted before fabrication
Samples and product data	Compliance evidence and alternatives with full implications
RFIs	Single controlled register; precise drawing/clause reference and required-by date
Daily/site records	Weather, labour, plant, work, visitors, instructions, incidents and photographs
Testing records	Concrete, compaction, services, electrical and all specified tests/certificates
Progress reports	Programme status, risks, procurement, quality, H&S, variations and forecast completion

C3.11 Completion and Handover

Practical completion requires the Works to be substantially complete, safe, lawful and usable for their intended purpose, with only minor defects that do not prevent use. The Principal Agent will apply the licensed JBCC criteria and the project-specific requirements below.

Closeout item	Requirement
Statutory / compliance certificates	Building, electrical COC, plumbing, fire, roof/truss, glazing and other applicable certificates
As-built information	Coordinated marked-up and final electronic/PDF drawings, service positions and levels
O&M manuals	Indexed manuals, warranties, data sheets, maintenance and supplier contacts
Training	Demonstration and training of Employer's nominated staff
Keys / access / spares	Labelled keys, remotes, passwords, spare materials and schedules
H&S file	Final consolidated file accepted by Client H&S Agent
Testing and commissioning	Complete signed results and functional demonstration
Defects and cleaning	Works clean; material defects corrected; agreed minor list only

PART C4

Site information

Known information, approval constraints, access and tenderer verification

DOCUMENT STATUS: FOR TENDER

C4.1 Site and Employer Information

Item	Particular
Site	Erf 8530, Railton, Swellendam, Western Cape
Street reference	Oak Street is referenced in the electrical specification; access via the main gate off Oak Street
Employer	Sustaining Theatre and Dance (STAND) Foundation
Employer address	66 Bontebok Street, Swellendam, 6740
Existing use / occupation	Tenderers shall confirm visible site occupation and interfaces at the mandatory site meeting and protect existing operations/services as applicable.
Site handover extent	Erf 8530 and the work areas required for the Works, subject to the Employer's possession/handover arrangements and maintained access requirements.

C4.2 Building Plan Approval

Swellendam Municipality letter dated 23 June 2026, reference 15/4/4, records plan number 112021 and extends the approval to 23 June 2027. The letter states that no further extension will be granted.

Professional responsibility continuity: the original design architect is deceased. Swellendam Municipality has agreed (email from Ludwe Toni, 24 July 2026) that EFG Engineers (Pty) Ltd will conduct architectural site inspections and sign-off on the design architect's behalf for the remainder of the project. Jacques Brand, Pr Arch 21167, who prepared the specifications, remains available to EFG for consultation as required.

PROGRAMME: The Contract Period is six (6) calendar months from possession of the site, including the annual builders shutdown. The building-plan approval is recorded as extended to 23 June 2027. The Contractor shall programme the Works accordingly and comply with applicable municipal inspection and approval requirements.

C4.3 Ground Conditions and Existing Services

A geotechnical investigation undertaken in 2019 for the broader Railton development area is included in the tender information for reference. The investigation was not commissioned specifically for Erf 8530 and ground conditions may vary across the Site. Tenderers shall take cognisance of the test locations and findings contained in the report when assessing anticipated ground conditions.

Current survey, setting-out and civil site information relevant to the Works is incorporated in the Civil tender documentation.

Information regarding existing underground services is based on the information reasonably available to the Employer and Professional Team. The Contractor shall verify the positions of existing services before excavation and shall protect all services affected by the Works.

The Contractor shall not be deemed to have accepted the risk of materially different ground conditions or concealed services that could not reasonably have been identified from the tender information, site inspection or other information made available at tender stage. Such conditions shall be dealt with in accordance with the Contract.

The final structural drawings shall govern the foundation design and founding requirements..

Information	Tender status / required action
Topographical and setting-out survey	Latest survey information and setting-out data incorporated in the Civil drawings / setting-out information issued for tender.
Geotechnical information / allowable bearing	2019 Railton Mixed Land-Use Hub geotechnical report issued for information only. It covers the broader adjacent development area and is not a site-specific investigation for Erf 8530. Structural drawings govern foundation design.
Existing water, sewer, stormwater and electrical services	Known services are shown on the tender information. Contractor to verify service positions before excavation and protect affected services. Materially unforeseen services are dealt with under the Contract.
Bulk electrical supply	Authority interface shown conceptually; connection point, capacity, fees and programme to be confirmed
Contamination / hazardous material	No information supplied; Employer to state known conditions

C4.4 Tenderer Site Inspection

Tenderers shall inspect visible site conditions and access arrangements at the clarification meeting or by approved appointment. The inspection does not relieve the Employer or professional team from issuing material design information, nor does it transfer concealed conditions that a competent tenderer could not reasonably identify.

Field	Tenderer response
Tenderer representative	_____
Date of inspection	_____
Queries submitted	RFI numbers: _____
Signature	_____

ANNEXURES

Document and issue registers

Controlled design information and tender-package completeness

DOCUMENT STATUS: FOR TENDER

Annexure A - Drawing and Specification Register

The drawings, specifications and other documents listed in Annexure A form part of the tender documentation and shall be read in conjunction with the Tender and Contract Book.

Drawing Register

Discipline	Drawing / Document
Architectural	Final elevations
Architectural	Final floorplan-1
Civil	1-1104 RD-SO 01 - Kerb Setout
Civil	2-1104 SW-SO 01 - Existing and Proposed Stormwater
Civil	3-1104 SR-SO 01 - Existing and Proposed Sewer
Civil	4-1104 SC-SO 01 - Existing and Proposed Water
Civil	5-1104 GD 01 - General Details
Structural	J23-1 STAND admin building Erf 8530 Railton - Construction Notes
Structural	J23-2 STAND admin building Erf 8530 Railton - Foundation and Floor Layouts
Structural	J23-3 STAND admin building Erf 8530 Railton - Details
Electrical	Z1 - Site Plan
Electrical	Z2 - GF Power
Electrical	Z3 - GF Lighting
Electrical	Z10 - Schedule of Drawings
Electrical	Z11 - Illustration of Earth Test Methods
Electrical	Z12 - Earth Conductor Connection To Earth Rod
Electrical	Z13 - Illustration of Earth Spikes
Electrical	Z14 - Illustration of Sleeve Ends
Electrical	Z50 - DB Notes & Symbols
Electrical	Z51 - DB Legend Card
Electrical	Z52 – MDB

Specification Register

Discipline	Specification / Document
Architectural	Railton STAND Foundations Finishing Specification Rev 01
Civil	1104-STAND_CIVIL SPECIFICATIONS
Electrical	Part 4 - Electrical Project Technical Specification

Electrical	Part 5 - Electrical Schedules of Quantities

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Annexure B - Tender Issue Register

This register records the documents forming part of the tender issue. Any documents issued or amended by addendum shall be reflected in the updated register.

Volume / folder	Document	Revision / date	Issue filename	Included
00 Tender Book	Tender and Contract Book	Rev 3 / 19 Oct 2026	Railton_STAND_Tender_and_Contract_Book_FOR_TENDER_Rev3	Yes
01 Pricing	Common Preliminaries/H&S/Tender Summary + Building & Structural + Civil + Electrical BoQs	For Tender / 19 Oct 2026	Pricing schedules and discipline BoQs	Yes
02 Architectural	Drawings and specifications	For Tender	As listed in Annexure A	Yes
03 Structural	Drawings, notes and specifications	For Tender	As listed in Annexure A	Yes
04 Electrical	Drawings, specification and coordinated BoQ input	For Tender	As listed in Annexure A	Yes
05 Civil / Site	Drawings and specifications	For Tender	As listed in Annexure A	Yes
06 H&S	Baseline risk assessment and project H&S specification	15 Sep 2026	Cairnmead H&S documents	Yes
07 Site / Approval	Building-plan approval, survey/setting-out information and 2019 geotechnical report (information only)	As issued	Site and approval information	Yes