CONTRACT DOCUMENT

FOR THE

CONSTRUCTION OF DHL STADIUM GREY BOX DEVELOPMENT

THE TENDER

NOTE:

- The Form of Offer and Acceptance (C1.1) is on **page 34** of this document
- Table 1: Tender Preference Claim Form is on **page 436** of this document

ISSUED BY:	COMPILED BY:	For official use.
DIRECTOR: FINANCE **CITY OF CAPE TOWN** 12 Hertzog Boulevard CAPE TOWN 8001	**C3PM** **CITY OF CAPE TOWN** 12 Hertzog Boulevard CAPE TOWN	**TENDER SERIAL No.:**
		SIGNATURES OF CITY OFFICIALS AT TENDER OPENING
		1.
		2.
		3.

October 2026

NAME OF TENDERING ENTITY	
EMAIL ADDRESS 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

DIRECTORATE: FINANCE

CONTRACT NO. 108Q/2026/27

CONSTRUCTION OF DHL STADIUM GREY BOX DEVELOPMENT

General Tender Information

TENDER ADVERTISED	:	23 October 2026
ESTIMATED CIDB CONTRACTOR GRADING	:	8 GB or higher
SITE VISIT/CLARIFICATION MEETING	:	10h00 on 06 November 2026 (Not compulsory but strongly recommended)
VENUE FOR SITE VISIT/CLARIFICATION MEETING	:	Hybrid: DHL Stadium,Level 01, Foyer A, Fritz Sonnenberg Road and online via MS Teams link: **Meeting ID:** **388 641 343 165 911** **Passcode:** **bi2mc2gA** **https://teams.microsoft.com/meet/388641343165911?p=LCMsk8RGN7crA0FFIc**
CLOSING DATE	:	25 November 2026
CLOSING TIME	:	10h00
CLOSING VENUE	:	**Tender Box 217** at the **Tender & Quotation Box** Office, 2nd 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. 108Q/2026/27 and title Construction of DHL Stadium Grey Box Development, 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

DIRECTORATE: FINANCE

CONTRACT NO. 108Q/2026/27

CONSTRUCTION OF DHL STADIUM GREY BOX DEVELOPMENT

Contents			
Number	**Heading**	**Colour**	**Page No**
THE TENDER			
Part T1: Tendering procedures			
T1.1	Tender Notice and Invitation to Tender	White	2 to 3
T1.2	Tender Data	Pink	4 to 29
THE CONTRACT			
Part C1: Agreements and Contract Data			
C1.1	Form of Offer and Acceptance	Yellow	34 to 37
C1.2	Contract Data (data provided by the Employer)	Yellow	38 to 68
C1.2	Contract Data (data provided by the Contractor)	Yellow	69 to 69
C1.3	Form of Performance Guarantee	White	70 to 73
C1.4	Form of Advance Payment Guarantee	White	74 to 77
C1.5	Occupational Health and Safety Agreement	White	78 to 78
C1.6	Protection of the Environment Declaration	White	79 to 79
C1.7	Insurance Broker's Warranty	White	80 to 80
C1.8	Contract of Temporary Employment as Community Liaison Officer	White	81 to 83
Part C2: Pricing data			
C2.1	Pricing Assumptions	Yellow	85 to 86
C2.2	Bills of Quantities (please see clause C.2.13.3)	Yellow	87 to 265
Part C3: Scope of Work			
C3.1	Description of the Works	Blue	267 to 268
C3.2	Engineering	Blue	269 to 271
C3.3	Procurement	Blue	272 to 273
C3.4	Construction	Blue	274 to 330
C3.5	Management	Blue	331 to 339
C3.6	Annexes	Blue	340 to 399
Part C4: Site information			
C4	Site Information	Green	401 to 402
Part C5: Returnable documents			
C5.1	List of Returnable Documents	Yellow	404 to 404
C5.2	Returnable Schedules (please see clause C.2.13.3)	Yellow	405 448

Part T1: Tendering procedures

Pages

T1.1 Tender Notice and Invitation to Tender ..... 2 – 3

T1.2 Tender Data ..... 4 – 29

CITY OF CAPE TOWN

DIRECTORATE: FINANCE

CONTRACT NO. 108Q/2026/27

CONSTRUCTION OF DHL STADIUM GREY BOX DEVELOPMENT

T1.1 Tender Notice and Invitation to Tender

The **CITY OF CAPE TOWN**, **DIRECTORATE: FINANCE**, invites tenders for Tender No. **108Q/2026/27: CONSTRUCTION OF DHL STADIUM GREY BOX DEVELOPMENT**

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 8GB 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 **23 October 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 Finance.Tenders@capetown.gov.za

A non-compulsory but strongly recommended site visit/clarification meeting with representatives of the Employer will take place at DHL Stadium,Level 01, Foyer A, Fritz Sonnenberg Road on **06 November 2026** starting at 10:00.. The meeting will also be hosted online via MS Teams with link:

Meeting ID: 388 641 343 165 911
Passcode: bi2mc2gA

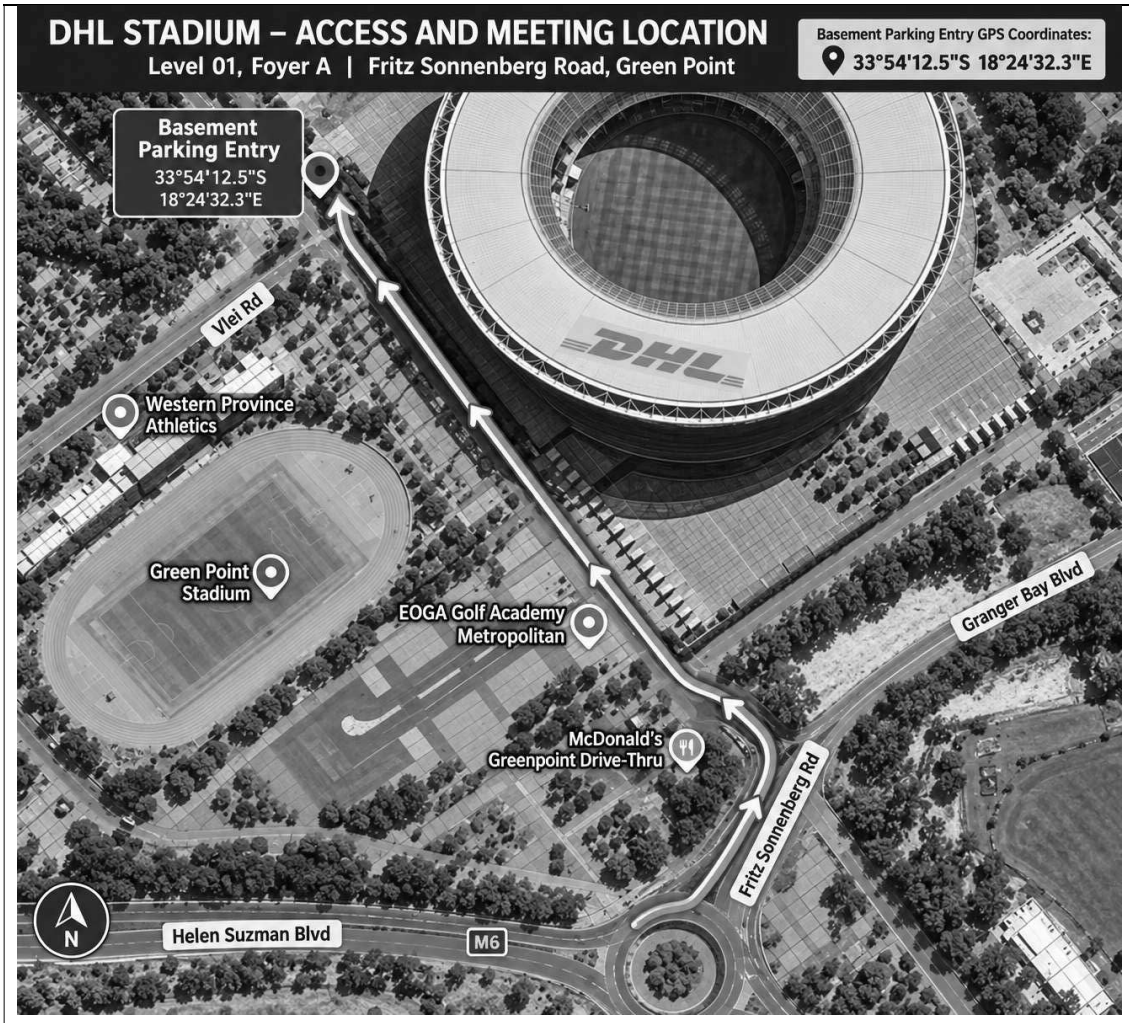
Or:
https://teams.microsoft.com/meet/388641343165911?p=LCMsk8RGN7crA0FFIc

The closing time for receipt of tenders is **10:00** on **25 November 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.



DHL Stadium,Level 01, Foyer A, Fritz Sonnenberg Road
GPS Coordinates of entry into basement parking:
33°54'12.5"S 18°24'32.3"E

Link for MS Teams online meeting:	
Meeting ID:	**Or:**
388 641 343 165 911	**https://teams.microsoft.com/meet/388641343165911?p=LCMsk8RGN7crA0FFIc**
Passcode:	
bi2mc2gA	

CITY OF CAPE TOWN
DIRECTORATE: FINANCE
CONTRACT NO. 108Q/2026/27
CONSTRUCTION OF DHL STADIUM GREY BOX DEVELOPMENT

LOCALITY PLAN – SITE VISIT/CLARIFICATION MEETING VENUE