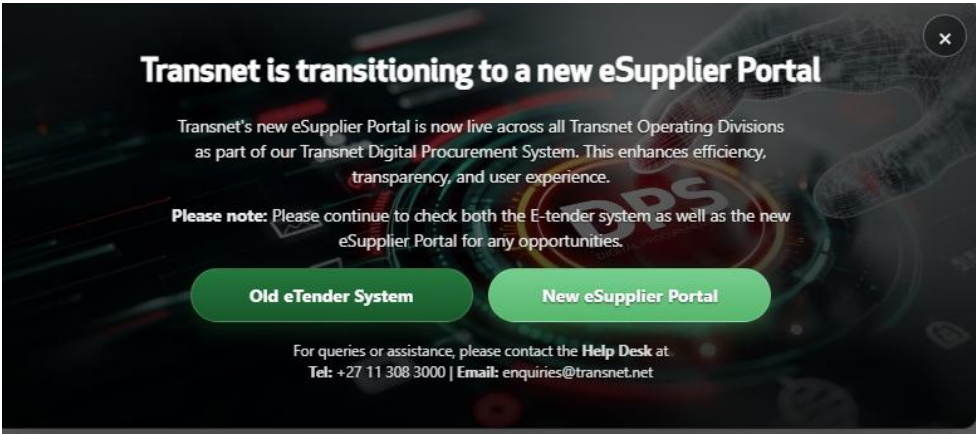


SUBJECT	Minutes of Compulsory Tender Clarification Meeting			
TENDER No.	TNPA/2025/10/0008/107713/RFP			
TITLE	Refurbishment of Queens Warehouse building, Port of Durban for a period of eleven (11) months)			
MEETING NO.	01			
VENUE	Transnet National Ports Authority (TNPA), Queens Warehouse, 237 Mahatma Gandhi Road, Durban			
DATE	8 September 2026			
PRESENTERS	Sindi Mabele Phumlani Vilakazi Lee Matthys Sbusiso Langa Mitchell Tarin Shani Evans Nomvula Makeleni Vundla	Project Manager Mech. Engineer Health & Safety Quantity Surveying Quality Officer Procurement Officer Senior Procurement Specialist	Gugu Mtabo Aubrey Nagan Neal Naidoo Naadiya Mahomed Phila Mkhize Zahra Docrat	Planner Architectural Technologist Environmental Civil Engineer Electrical Tech. Elect. Engineer
ATTENDEES – TENDERERS	See attached attendance register for the full list of attendees (Annexure A)			
TEAMS	Sibahle Makile – Intern, Supply Chain			

MINUTE	DESCRIPTION OF DISCUSSION
1.	Opening: Welcome & Introductions
	AN welcomed all present to the meeting on behalf of Transnet National Port Authority.
2.	Safety Briefing
	Safety briefing clip was presented by Lee Matthys.
3.	Project Overview / Background
	An overview of the Refurbishment of Queens Warehouse building was presented by Sindi Mabele Refer to Presentation and RFP document for full details
5.	T1.2 Tender Data Tender offer validity period: 12 weeks after the closing date; Eligibility Criteria Only those tenderers who satisfy the following eligibility criteria are eligible to submit tenders: Stage One: Eligibility: Administrative & Substantive Responsiveness Step 1 – Compulsory clarification meeting Step 2 – CIDB Grading - designation of 7GB or higher class of construction work

MINUTE	DESCRIPTION OF DISCUSSION																
	Step 3 – Substantive Test • Whether the Bid has been lodged on time • Whether all Returnable Documents and/or schedules [where applicable] were completed and returned by the closing date and time • Whether the Bid materially complies with the scope and/or specification Given • Whether the Bid contains a priced Bills of Quantities • Whether the Bid contains a fully completed and signed Form of Offer Stage Two - Functionality: Only those tenderers who obtain the minimum qualifying score for functionality will be evaluated further in terms of price and the applicable preference point system. The minimum qualifying for score for functionality is 60 points. Each evaluation criteria will be assessed in terms of six indicators – 0, 20, 40, 60, 80 and 100 will be allocated respectively. The scores of each of the evaluators will be averaged, weighted and then totalled to obtain the final score for quality. <table border="1"> <thead> <tr> <th>Pre-Qualifying Quality Criteria</th><th>Total Number of Points</th></tr> </thead> <tbody> <tr> <td>T2.2.03: Evaluation Schedule: Previous Experience</td><td>25 points</td></tr> <tr> <td>T2.2.04: Evaluation Schedule: Method statement</td><td>10 points</td></tr> <tr> <td>T2.2.05: Evaluation Schedule: Quality Management</td><td>10 points</td></tr> <tr> <td>T2.2.06: Evaluation Schedule: Environmental Management</td><td>10 points</td></tr> <tr> <td>T2.2.07: Evaluation Schedule: Health and Safety Requirements</td><td>15 points</td></tr> <tr> <td>T2.2.08: Evaluation Schedule: Programme</td><td>10 points</td></tr> <tr> <td>T2.2.09: Evaluation Schedule: Key Personnel Qualifications, Experience and Registrations</td><td>20 points</td></tr> </tbody> </table> It was emphasised to the tenderers that they read the tender document and fully address and comply with the requirements of the pre-Qualifying documentation. The tenderers are to provide as much detail as possible to ensure that the evaluation team are able to adequately evaluate the tender submitted. Stage Three – Preference Point System Only tenders that achieve the minimum qualifying score of 60 points for functionality will be evaluated further in accordance with the 80/20 or 90/10 preference points systems as described in Preferential Procurement Regulations. - the 80/20 system for requirements with a Rand value equal to or below R50 000 000 (all applicable taxes included). or - the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).	Pre-Qualifying Quality Criteria	Total Number of Points	T2.2.03: Evaluation Schedule: Previous Experience	25 points	T2.2.04: Evaluation Schedule: Method statement	10 points	T2.2.05: Evaluation Schedule: Quality Management	10 points	T2.2.06: Evaluation Schedule: Environmental Management	10 points	T2.2.07: Evaluation Schedule: Health and Safety Requirements	15 points	T2.2.08: Evaluation Schedule: Programme	10 points	T2.2.09: Evaluation Schedule: Key Personnel Qualifications, Experience and Registrations	20 points
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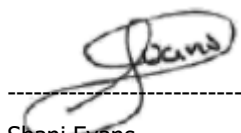
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	Transnet will use the lowest acceptable bid to determine the applicable preference points system.																			
	Specific Goals = 20 or 10 point's tender evaluation points will be awarded to tenderers who complete the preferencing schedule and who are found to be eligible for the preference claimed. Should the evidence required for any of the Specific Goals applicable in this tender not be provided, a tenderer will score zero preference points for that particular "Specific Goal".																			
In terms of Transnet Preferential Procurement Policy (TPPP) and Procurement Manuals, the following preference points must be awarded to a bidder who provides the relevant required evidence for claiming points.																				
The maximum points for this bid are allocated as follows:																				
<table><tr><th>Selected Specific Goal</th><th>POINTS 20</th><th>POINTS 10</th></tr><tr><td>PRICE</td><td>80</td><td>90</td></tr><tr><td>B-BBEE Status Level of Contributor 1 or 2</td><td>06</td><td>03</td></tr><tr><td>Local Content and Local Production</td><td>04</td><td>02</td></tr><tr><td>The promotion of supplier development through subcontracting for a minimum of 30% of the value of a contract to South African companies which are: I. EMEs and/or QSEs black owned</td><td>10</td><td>05</td></tr><tr><td>Total points for Price and Specific Goals must not exceed</td><td>100</td><td>100</td></tr></table>			Selected Specific Goal	POINTS 20	POINTS 10	PRICE	80	90	B-BBEE Status Level of Contributor 1 or 2	06	03	Local Content and Local Production	04	02	The promotion of supplier development through subcontracting for a minimum of 30% of the value of a contract to South African companies which are: I. EMEs and/or QSEs black owned	10	05	Total points for Price and Specific Goals must not exceed	100	100
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Refer to Presentation and applicable Returnable Schedules in RFP document for details.																				

MINUTE	DESCRIPTION OF DISCUSSION																												
	Local Content requirements: The stipulated minimum threshold(s) for local production and content (refer to Annex A of SATS 1286:2011) for this bid is/are as follows: <table> <tr> <th><u>Description of services, works or goods</u></th><th><u>Stipulated minimum threshold</u></th></tr> <tr> <td>• Roof and Cladding</td><td>100%</td></tr> <tr> <td>• Ducting and Structural Pipework</td><td>100%</td></tr> <tr> <td>• Gutters, downpipes & launders</td><td>100%</td></tr> <tr> <td>• Polyvinyl Chloride (PVC) Pipes</td><td>100%</td></tr> <tr> <td>• High Density Polyethylene (HDPE) Pipes</td><td>100%</td></tr> <tr> <td>• Cement</td><td>100%</td></tr> <tr> <td>• Fasteners (Bolts, nuts, screws, rivets and nails)</td><td>100%</td></tr> <tr> <td>• Frames (Doors and Windows)</td><td>100%</td></tr> <tr> <td>• Fabricated Structural steel</td><td>100%</td></tr> <tr> <td>• Low Voltage</td><td>90%</td></tr> <tr> <td>• Optic Fibre Cables</td><td>90%</td></tr> <tr> <td>• Copper Telecoms Cables</td><td>90%</td></tr> <tr> <td>• Storage tanks / geysers</td><td>70%</td></tr> </table> Tendering Procedures Tender closing Date: 29 September 2026, at 16h00 (SAST) - Duplicate documents are not permitted. - Upload the full submission with all the back up. (this pack should be broken up in Parts as the portal upload size is 50 Megabits) - Do not compress your submission, as we might not be able to read your submission. Rather break your submission up into Parts. Number them accordingly. - Make sure of your scanned document orientation. - Please allow yourself sufficient time to upload documents and consider your internet speed. Take screen shot of your uploads and keep safe Please take note that this RFP will be closing on the old Transnet eTender Portal. 	<u>Description of services, works or goods</u>	<u>Stipulated minimum threshold</u>	• Roof and Cladding	100%	• Ducting and Structural Pipework	100%	• Gutters, downpipes & launders	100%	• Polyvinyl Chloride (PVC) Pipes	100%	• High Density Polyethylene (HDPE) Pipes	100%	• Cement	100%	• Fasteners (Bolts, nuts, screws, rivets and nails)	100%	• Frames (Doors and Windows)	100%	• Fabricated Structural steel	100%	• Low Voltage	90%	• Optic Fibre Cables	90%	• Copper Telecoms Cables	90%	• Storage tanks / geysers	70%
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MINUTE	DESCRIPTION OF DISCUSSION
6.	Conditions of Contract – NEC 3 ECC – Option B (Bill of Quantities) Secondary Options: - X2: Changes in the law - X5: Sectional Completion - X13: Performance Bond- Five percent (5%) of the total of the Prices including VAT. - X16: Retention - Ten percent (10%) on all payments certified. - X18: Limitation of liability - Z: Additional conditions of contract - Z1 - Obligations in respect of Subcontracting - Z2 - Additional clause relating to Performance Bonds and/or Guarantees - Z3 - Protection of Personal Information Act - Z4 - Additional clauses relating to Joint Venture - Z5 - Additional obligations in respect of Termination - Z6 - Right Reserved by the Employer to Conduct Vetting through SSA - Z7 - Additional Clause Relating to Collusion in the Construction Industry - Z8 - Transfer of rights - Z9 - The first assessment interval - Z10 - Additional Clause Relating to the Employer's rights to take appropriate action - Z11 – Time - Z12 - Compensation Events - Z13 - Limitation of liability - Z14 - Additional clauses relating to cession of rights - Z15 - Additional clauses relating to interpretation of the law - Z16 - Employer's Step-in rights - Z17 - Local Content Obligations - Z18 - CIDB BUILD Standard Contract Skills Development Goal (CSDG) & Contract Participation Goals (CPG) - Z19 - Obligations in respect of Job Creation Start Date: 20 November 2026 Completion Date for the Whole of The Works – 15 October 2027
7.	Pricing
	The tender is based on the NEC 3 Engineering and Construction Contract Option B Priced Bill of Quantities. The Preliminary and General Items shall be priced in accordance with the 'Scope of Work' and other contractual obligations required to complete the work. Fixed preliminary items will be evaluated and paid on a proven cost basis and limited to the tendered amount. EXCEL Bill of Quantities will be issued for calculation purposes only. Tender is not to submit this document with their RFP.
8.	Evaluation Schedules
	The tenderers must pay particular attention to the requirements for each of the evaluation criteria and ensure that they respond and supply the necessary information as requested.
	Each discipline discussed the Evaluation requirements for their specific discipline:
	- T2.2.03: Evaluation Schedule: Previous Experience

MINUTE	DESCRIPTION OF DISCUSSION
	- T2.2.04: Evaluation Schedule: Method statement - T2.2.05: Evaluation Schedule: Quality Management - T2.2.06: Evaluation Schedule: Environmental Management - T2.2.07: Evaluation Schedule: Health and Safety Requirements - T2.2.08: Evaluation Schedule: Programme - T2.2.09: Evaluation Schedule: Key Personnel Qualifications, Experience and Registrations Refer to Presentation and applicable Returnable Schedules in RFP document for details.
9.	QUESTION AND ANSWERS
9.1	None
9.2	Tenderers were asked to e-mail all question to shani.kleyn@transnet.net.
10.	Addenda
	The below addendums is attached to the meeting minutes. - o Addendum 001 – issued 27 August 2026 - o Addendum 002 – issued 7 September 2026
11.	CLOSING
	The meeting was closed after T2.2-01 Certificate of attendance at Compulsory Tender Clarification Meeting was signed.

Compiled by:



Shani Evans

Procurement Officer

Transnet National Ports Authority

Date: 9 September 2026

Approved by:



Sindi Mabele

Project Manager

Transnet National Ports Authority

Date: 9 September 2026