



BID NOTICE

STELLENBOSCH MUNICIPALITY HEREBY INVITES YOU TO TENDER FOR KAYAMANDI HOUSING PROJECT- ZONE O PHASE 3: CONSTRUCTION OF 170 TOP STRUCTURES AND ASSOCIATED WORKS

TENDER NUMBER: **B/SM 45/26**

DESCRIPTION: **KAYAMANDI HOUSING PROJECT- ZONE O PHASE 3: CONSTRUCTION OF 170
TOP STRUCTURES AND ASSOCIATED WORKS**

CLOSING DATE: 26 January 2026

CLOSING TIME: **12h00:** Bids will be opened in the **Council Chambers or SCM Boardroom.**

CIDB: The following CIDB class of construction works will be applicable to the Tender, in accordance with the sum tendered or value determined in accordance with Regulation 25 (7A) of the Construction Industry Development Regulations, 2004 (as amended) (as of 23 May 2019) - **Class of Construction Works: 7GB or higher.**

INFORMATION:

Tender Specifications: Wade van der Merwe at 021 808 8747, e-mail: wade.vandermerwe@Stellenbosch.gov.za

SCM Requirements: Renae Bergstedt at 021 808 8524, e-mail: Renae.Bergstedt@stellenbosch.gov.za

Office hours for collection: 08h00-15h30

Brief scope of work description

Construction of 170 BNG housing units and associated civil works.

A **Compulsory Clarification Meeting** will be held on **27 November 2025 at 10h00 at the Kayamandi Corridor (GPS Coordinates 33°55'09.8"S 18°51'08.2"E) Stellenbosch.** Tenderers who fail to attend the compulsory information session (register will be taken) will be regarded as non-compliant. In the event of a Joint Venture, one of each company must attend the site meeting.

Tenders may only be submitted on the Tender document format issued by Stellenbosch Municipality and must be valid for 180 days after tender closing. Late, e-mail, telephonic or faxed Tenders will not be considered and Stellenbosch Municipality does not bind itself to accept the lowest bid or any of the tenders that has been submitted.

Sealed Tenders, with **"B/SM 45/26: KAYAMANDI HOUSING PROJECT- ZONE O PHASE 3: CONSTRUCTION OF 170 TOP STRUCTURES AND ASSOCIATED WORKS"**, clearly endorsed on the envelope, must be deposited in the Tender box at the offices of the Stellenbosch Municipality, Plein Street, Stellenbosch. The Tender box is accessible 24 hours a day and Tenders must be accompanied by the completed Tender documents. Tenders not accompanied by a complete Tender document, will not be considered.

NOTE: This tender will be evaluated in terms of the General Conditions of Contract, Supply Chain Management Policy and relevant specification as depicted in the document and also the Stellenbosch Preferential Procurement Policy effective from 16 January 2023 in accordance with the Preferential Procurement Regulations that was promulgated by the Minister of Finance on 04 November 2022 in Government Gazette No 47452.

The preferential points systems applied will either be 80/20 or 90/10 depending on the tender bid prices received.

Price	80/90
B-BBEE status level of contribution	20/10
Total points	100

The following conditions to Tender exist (failure to comply may result in your Tender being disqualified):

1. This Tender is subject to the general conditions of contract (JBCC 6.2; 2018) and special conditions for Tendering.
2. Relevant terms of reference.
3. Tenderers must be registered on the Central supplier database (CSD) if they wish to conduct business with the municipality.
4. No award will be made to tenderers whose tax status is non-compliant.
5. Tenders submitted must be in a sealed envelope clearly marked with the Tender number, placed in the tender box before closing time. Failure will result in the tender being invalid.
6. Pre-qualification is applicable to this Tender. Tenderers are required to confirm that they comply to the criteria set out in the Tender Data.

Hard copies of the document are obtainable at the offices of the Supply Chain Management Unit, Stellenbosch Municipality, Town House Complex, 1st Floor, Plein Street, Stellenbosch, upon payment of a non-refundable fee of R 1930.00 per document. All drawings will be provided via an electronic download link once payment for the tender document is received.

G Mettler (Ms)

MUNICIPAL MANAGER



TENDER KENNISGEWING

STELLENBOSCH MUNISIPALITEIT NOOI U VIR DIE VOLGENDE TENDER KAYAMANDI BEHUISING PROJEK- ZONE O FASE 3: KONSTRUKSIE VAN 170 TOP STRUKTURE EN VERWANTE WERKE

TENDER NOMMER: **B/SM 45/26**
BESKRYWING: **Kayamandi behuising projek- Zone O Fase 3: konstruksie van 170 top strukture en verwante werke**
SLUITINGSdatum: **26 Januarie 2026**
TYD VAN SLUITING: **12h00. Tenders word oopgemaak in die Raadsaal of in die Voorsieningskanaalbestuurs Raadsaal**
KIOR: Die volgende KIOR klas vir konstruksiewerk sal op die bod van toepassing wees, in ooreenstemming met die totale bedrag getender of waarde bepaal in ooreenstemming met regulasie 25 (7A) van die Konstruksie-industrie Ontwikkelingsraad, Regulasies, 2004 (soos gewysig) (vanaf 23 Mei 2019) - **Beraamde Klas van Konstruksie Werk: 7GB of hoër.**

NAVRAE:

Tender spesifikasies: Wade van der Merwe at 021 808 8747, e-mail: wade.vandermerwe@Stellenbosch.gov.za

VKB vereistes: Renae Bergstedt at 021 808 8524, e-pos: Renae.Bergstedt@stellenbosch.gov.za

Kantoor Ure: 08h00-15h30

Kortlikse omvang van werk

Konstruksie van 170 BNG-behuisingseenhede en gepaardgaande siviele werke. Omgewingsmagtigingsmaatreëls is van toepassing op hierdie projek.

'n Verpligte inligtingsessie sal gehou word op **27 November 2025 om 10h00 te Kayamandi Corridor (GPS koördinate 33°55'09.8"S 18°51'08.2"E) Stellenbosch. Tenders wat nie die verpligte inligtingsessie bywoon nie (register sal geneem word), sal nie in ag geneem word nie.** In die geval van 'n gesamentlike onderneming moet een van elke maatskappy die verpligte inligtingsessie bywoon.

Tenders mag slegs ingedien word op die tenderdokumentasie formaat verskaf deur Stellenbosch Munisipaliteit en moet geldig wees vir 180 dae na die sluitingsdatum. Laat, e-pos of gefakse tenders sal nie aanvaar word nie en Stellenbosch Munisipaliteit is nie verplig om die laagste of enige tender wat ingedien word te aanvaar nie.

Verseëde tenders duidelik gemerk: **"B/SM 45/26: KAYAMANDI BEHUISING PROJEK- ZONE O FASE 3: KONSTRUKSIE VAN 170 TOP STRUKTURE EN VERWANTE WERKE"**, op die koevert, moet geplaas word in Tenderbus by die kantore van Stellenbosch Munisipaliteit, Pleinstraat, Stellenbosch. Die tenderbus is 24 uur per dag beskikbaar en tenders moet vergesel word met die voltooië stel tenderdokumente. Tendersaanbiedinge wat nie deur die volledige tenderdokument vergesel word nie, sal nie oorweeg word nie.

LET WEL: Hierdie tender sal geëvalueer word ingevolge die Algemene Kontrakvoorwaardes, Voorsieningskanaal Bestuursbeleid en relevante spesifikasies, soos vervat in die tender dokument asook die Stellenbosch Voorkeurverkrygingsbeleid effektief vanaf 16 Januarie 2023 in samewerking met die Voorkeurverkrygingsregulasies wat op 04 November 2022 deur die Minister van Finansies in Staatskoerant No 47452 afgekondig is.

Tenders mag voorkeerpunte eis in terme van hul B-BSEB status vlak van bydrae as volg:

Prys	80/90
BBSEB	20/10
Totale punte	100

Die volgende voorwaardes vir Tender soos volg:

1. Hierdie tender is onderworpe aan die algemene kontrakvoorwaardes ((JBCC 6.2; 2018) en spesiale voorwaardes vir die tender;
2. Toepaslike opdrag.
3. Tendersaars moet geregistreer wees op Sentrale verskaffersdatabasis (SVD) as hulle met die munisipaliteit sake wil doen.
4. Geen toekenning sal gemaak word aan diensverskaffers wie se Belasting status ongeldig is.
5. Die tender wat ingedien moet word, moet in 'n verseëde koevert wees wat duidelik gemerk is met die Tondernommer, wat in die tenderbus voor sluitingstyd geplaas word. Versuim sal tot gevolg hê dat die tender ongeldig is.
6. Voorafkwalifikasie is van toepassing op hierdie Tender. Tendersaars moet bevestig dat hulle voldoen aan die kriteria wat uiteengesit is in die Tender Data.

Tenderdokumente, in Engels, is verkrygbaar by die kantoor van die Voorsieningskanaalbestuurseenheid, Stellenbosch Munisipaliteit, Meenthuis Kompleks, 1ste Vloer, Pleinstraat, Stellenbosch na betaling van 'n nie-terugbetaalde tenderdeelnametoelae van **R 1930,00** per dokument. **Alle tekeninge sal verskaf word via 'n elektroniese aflaaiskakel sodra betaling vir die tenderdokument ontvang is.**

G Mettler (Me)

MUNISIPALE BESTUURDER