

Project:	Stellenbosch Municipal Independent Power Producer Pioneering Project	
Subject:	STM MIPPP 50MW Solar PV & 15MWh BESS RFP Non-Compulsory Bidders' Conference	
Meeting Date:	23 April 2025	Meeting Time: 10h00
Venue:	Stellenbosch Municipal Council Chambers and Microsoft Teams	
Attendance:	As per the Attendance Register	

Item	Presenter
1 Welcome and Introduction, Administrative and Other Matters 1.1 The welcome, introductions and overview of agenda was conducted. Key details outlined were as follows: 1.1.1 Compulsory Bidders Meeting – 31st July 2025 1.1.2 Tender/Bid Submission Date – 30th September 2025	Deon Louw (Pegasys)
2 Stellenbosch Municipality's Strategic Objectives, Feasibility Study and Council Approval 2.1 The Electrical Services Department within the Infrastructure Services Directorate at Stellenbosch Municipality is responsible for, as per the Integrated Development Plan: 2.1.1 Developing alternative energy supply 2.1.2 The purchasing of electricity for IPPs; and 2.1.3 The conclusion of an IPPP tender as a key priority, with a target of 30% of total energy supply to be purchased from IPPs by 2027. 2.2 A Council Meeting held on 30 th March 2025 supported investigations into procuring power from IPPs. 2.2.1 A Feasibility Study was concluded on 27 th June 2024 – Investigated the technical and financial viability of technical solutions, staff implications and the legal and regulatory environment. 2.2.2 Municipal Council approval of Feasibility Study – 14 th August 2024. 2.2.3 RFP Advertised – 29th March 2025 .	Rendani Makungo (STM: Alternative Energy Generation)
3 Western Cape Municipal Energy Resilience Initiative 3.1 Western Cape Energy Resilience Programme Background: 3.1.1 Western Cape Energy Resilience Initiative executed by the Western Cape Government in 2021/2022. 3.1.2 Forms part of the Western Cape Government's Energy Resilience Programme – R1.1bn whole-of-government approach. 3.1.3 Western Cape Government's Department of Infrastructure (DOI) facilitated appointment of the Transaction Advisor (Cresco Advisory Consortium, - Cresco Advisory, Edward Nathan Sonnenbergs Inc, ED Platform, Osmotic Engineering Group and Turner & Townsend) and Project Manager (Pegasys) to support Stellenbosch Municipality with developing the Feasibility Study and Procurement Documents (Tender – T008/23).	Tim Parle (Western Cape Government – Department of Infrastructure)



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<p>4 Request for Proposal (RFP) – Overview of the STMIPPPP and RFP Requirements</p> <p>4.1 Overview and Introduction:</p> <p>4.1.1 Bidder Requests for clarifications – stelmippp@ Stellenbosch.gov.za / renae.bergstedt@ Stellenbosch.gov.za</p> <p>4.1.2 Briefing notes will be published on the Stellenbosch Municipality’s website – Deemed part of the RFP.</p> <p>4.1.3 Compulsory Bidder Registration – no later than 22 August 2025 (emails to be addressed to the Project Officer)</p> <p>4.2 SCM and Administrative Matters:</p> <p>4.2.1 Bid Submission Date – 30th September 2025, 12h00. Bids received after this date and time will be rejected by Stellenbosch Municipality.</p> <p>4.2.2 Bid Validity Period – 270 calendar days.</p> <p>4.2.3 Bid Guarantee – R10 000 per MW of the Contracted Capacity of the proposed Facility for the Project. Valid from the date of issue until the expiry of the Bid Validity Period. Refer to Appendix 11 for template required for Bid Guarantee.</p> <p>4.2.4 Bids are to be in a sealed envelope or package and must contain all completed returnable forms, scheduled and Tender documents.</p> <p>4.3 Structure of RFP:</p> <p>4.3.1 General Conditions of Bidding</p> <p>4.3.2 Stage 1: Functionality Criteria (All compliant bidders will progress to Stage 2)</p> <p>4.3.3 Stage 2: Evaluation Criteria</p> <p>4.3.4 Returnable Forms and Scheduled</p> <p>4.3.5 All bidder comments on the draft Project Agreements due – 23 May 2025</p> <p>4.4 Key Features of the STMIPPPP</p> <p>4.4.1 Solar PV – Bidders may select most appropriate type of Solar PV.</p> <p>4.4.2 Battery Energy Storage System (BESS) – Bidder are allowed to use any battery technology, must fulfil minimum RTE requirement (85%).</p> <p>4.4.3 Solar PV Project must have a Minimum and Maximum Contracted Capacity, must be adhered to.</p> <p>4.4.4 BESS Project must have a Minimum and Maximum Contracted Capacity at COD, must be adhered to.</p> <p>4.4.5 Appendix 36 includes a description of each of the four electrical networks.</p> <p>4.4.6 Bidders are required to submit separate Bid Responses for each Project – May not combine Solar PV and BESS in a single Project.</p> <p>4.5 Functionality Criteria - Legal Criteria</p> <p>4.5.1 Legal Criterion 1 – Project Company</p> <p>4.5.2 Legal Criterion 2 – Acceptance of Project Agreements</p> <p>4.5.3 Legal Criterion 3 – Completion and Submission of Returnable Schedules</p> <p>4.5.4 Legal Criterion 4 – Decommissioning</p> <p>4.5.5 Bidders must submit a Legal Opinion issued by legal practitioner/s who meet the requisite criteria, substantiating nature of the land acquisition or land use arrangements.</p>	<p>Cresco Advisory Consortium</p>



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<p>4.5.6 Bidders must submit a Legal Opinion issued by legal practitioner/s who meet the requisite criteria, indicating sufficient progress on all applicable Key Environment Consents and Other Environmental Consents by the Bid Submission Date.</p> <p>4.6 Functional Criteria – Financial Criteria</p> <p>4.6.1 Financial Criterion 1 – Experience in raising Debt</p> <p>4.6.2 Financial Criterion 2 – Experience in raising Equity Finance</p> <p>4.6.3 Financial Criterion 3 – Financial Model and Forecast Cash Flow Waterfall</p> <p>4.6.4 Financial Criterion 4 – Price</p> <p>4.6.5 Financial Criterion 1 – Project Funding Arrangements</p> <p>4.7 Functional Criteria – Technical Criteria</p> <p>4.7.1 Bidders required to provide required technical information of the Solar PV Project per unit (if applicable).</p> <p>4.7.2 Bidders required to provide required technical information of the BESS Project per unit (if applicable).</p> <p>4.8 Evaluation Criteria – Price</p> <p>4.8.1 Solar PV – Bidders are to submit price in Appendix 34 and must agree to the Price specified in Appendix 22.</p> <p>4.8.2 BESS - Bidders are to submit price in Appendix 35 and must agree to the Price specified in Appendix 22 Template 1b (if different, price in Appendix 22 will apply).</p> <p>4.9 Evaluation Criteria – Specific Goals</p> <p>4.9.1 Solar PV – A total of 10 points may be awarded for Preference, based on 1) B-BBEE Status Level of Contributor (max 5 points) and 2) Locality of supplier (max 5 points).</p> <p>4.9.2 BESS - A total of 10 points may be awarded for Preference, based on 1) B-BBEE Status Level of Contributor (max 10 points).</p> <p>4.10 Impact of Grid Constraints</p> <p>4.10.1 The preferred bidder will only be appointed after the Municipality's Electrical Department has confirmed no grid capacity constraints that would hinder the connection of the Project.</p> <p>4.11 Value for Money</p> <p>4.11.1 Project must deliver Value for Money, therefore the proposed Project will include the following evaluation:</p> <p>4.11.1.1 Affordability of the individual Project, including the impact of the Project pricing on Stellenbosch Municipality supply tariffs; and</p> <p>4.11.1.2 Affordability of all the Projects up to the maximum MW allocation, as detailed in clause 4.2.3.2 of the RFP.</p> <p>4.12 PPAs</p> <p>4.12.1 Appendix 15 – Draft Solar PV PPA</p> <p>4.12.2 Appendix 16 – Draft BESS PPA</p> <p>4.13 PPA – Special Conditions of Contract</p> <p>4.13.1 Bidders are to note the Special Conditions of Contract:</p>	



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<p>4.13.1.1 Job Creation</p> <p>4.13.1.2 Compulsory Bid Returnable – Appendix 33</p> <p>4.13.1.3 Skills Development Spending</p> <p>4.13.1.4 Social Spending</p> <p>4.13.1.5 Local Presence</p>	
<p>5 Questions and Answers</p> <p>5.1 Confirmed that the meeting presentation will be shared with attendees.</p> <p>5.2 It was clarified that Section 33 of the MFMA will not impact the timeline of awarding, Section 33 process will commence once the preferred bidders have been appointed.</p> <p>5.3 Potential bidder statement – 1) The 1.2 to 1 DCAC ratio is a technical constraint/irrational, noting the drop in panel prices and shortage of land in Stellenbosch, 2) Expressed that the size of the battery behind the meter may be too low.</p> <p>5.4 It was clarified that the land issue in Stellenbosch has been taken into account, hence structure of RFP, multiple projects making up the total requirement. It was also confirmed that the RFP is available on the Stellenbosch Municipality website. Lastly, it was confirmed that there is no restriction on foreign ownership so, bidders are welcome to bid with foreign owners, noting that it may affect BEEE contributor status label and scoring.</p> <p>5.5 It was confirmed that the RFP is only available in English and that the correct requirements have been stipulated.</p> <p>5.6 It was requested that questions pertaining to cable servitudes be directed via the earlier stipulated communication channel.</p> <p>5.7 Confirmation was provided that the Municipality is not making available land as part of the RFP but if a bidder were able to secure rights to municipal land for the project, that this would be an eligible option for the bid proposal. Arrangements between the bidder and landowner would need to be made outside of the RFP process.</p> <p>5.8 It was confirmed that the 41.9 MW capacity ranges for various sites is correct.</p> <p>5.9 The recording of this meeting was also confirmed to be made available.</p> <p>5.10 Lastly it was noted that there are not specific requirements for the construction of the administrative office.</p>	All
<p>6 Closing and Thank you</p> <p>6.1 The meeting was officially adjourned and lasted a total duration of 1hr50mins.</p>	Deon Louw (Pegasys)

