



Tender Addendum

Tender No.:	TASEZ/RFP018/2025
Tender Description.:	Design and Construction of a Top Structure Facility for the Phase 2 Programme
Tender Addendum No.:	RFP018/2025
Tender Addendum Title.:	Addendum 003

Bidders to note the following addendum

Item	Query	Response
1	<p>Site Access</p> <p>Kindly confirm a date and time, we can get access to the site for us to research the site conditions.</p>	<p>Access has been granted during Site Briefing and Tenderers were advised to make an appointment through SCM, at least 24Hrs notice.</p>
2	<p>Extent of space required to be offered.</p> <ul style="list-style-type: none"> • Kindly confirm the extent of the space/buildings we are required to provide. <ul style="list-style-type: none"> a. We note a discrepancy within the tender documentation, as described in brief below: <ul style="list-style-type: none"> i. Part C3.1 Description of the works, Part C3.1.2 of the scope of work refers to a facility size of 50 000m². 	<p>The Size of the Facility to be developed is 50 000 m².</p>



- ii. The SDP, however, reflects a warehouse area of 50 236.89m², with **additional facilities** included within the ERF totalling then a total development of 64,747.22m².
- iii. What are we to develop?

The 50 000 m² will only be the warehouse. Tenderers to look at optimizing space within the warehouse and accommodating as much as they can without compromising the floor space. Other support infrastructure will be additional to the 50 000m².

C3.1.2 Facility's Specifications

The Facility will require an administration area to house office staff, as well as in-plant operating offices that will be on a portion of ERF 1 of Phase 2 development.

The anticipated total size of the facility required is 50,000 sqm and the Tenderer must allow for 20 000 sqm expansion.


SDP Legend

PORTION A ERF 170	WAREHOUSE	50 236,89
	ADMIN OFFICE BLOCK	1016,82
	OFFICE A (FORD)	194,88
	OFFICE B (FORD)	325,25
	LOCK UP	610,29
	LI BC'S	292
	MAINTENANCE	134,66
	DG STORE	246
	FLUIDS STORE	348
	WASTE OFFICE	95
	WASTE ENCLOSED CANOPY	449,18
	WASTE YARD	1856,31
	DUNNAGE CANOPY	236,29
	SUPER CANOPY	8066,59
GATE HOUSE & SECURITY + CANOPY	639,06	
TOTAL	64 747,22	
SITE AREA (m²)	122 213,56	
SITE COVERAGE (%)	57,49	



3	<p>Part C3.1 Description of the works, Part C3.1.5, Site details</p> <p>Please confirm what TASEZ will provide us in relation to information stated in Part C3.1.5. and what the successful tenderer is to provide</p>	<p>There is no further information to be provided by TASEZ. Refer to Tender Document and Annexures.</p>
4	<p>Town Planning/ SDP Approval</p> <p>Please confirm that the following will be the responsibility of TASEZ and is to be provided to the successful EPC:</p> <ul style="list-style-type: none"> • Approved Precinct SDP • Relevant title deed • Zoning certificates based on the correct zoning for the facility <p>Do we need to prepare a site-specific SDP?</p> <p>What is our exact responsibility in terms of SDP, Building plan approvals and other statutory approvals.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Tenderers will be responsible for ALL processes of Building Plans and Statutory Approvals.</p> <p>Tenderers will be responsible for sharing information of the proposed Facility to TASEZ for the SDP.</p>



	<p>Please share the approved precinct SDP or at the minimum the submitted precinct SDP that is awaiting approval.</p>	<p>Refer to the attached Draft SDP for reference.</p>  <p>GAU_COE_07-27_A0 00 SITE DEVELOPMEN</p>
5	<p>Bulk services to site boundary</p> <ul style="list-style-type: none"> • Please confirm that all bulk services will be available at the site boundary. (Water, sewer, power, fire water, storm water) • Please confirm the location for us to connect to these services. • Please confirm that there will be sufficient capacity provided to meet the requirements of our project. 	<p>Confirmed in line with the provided drawings and layouts provided for guidance.</p> <p>Tenderers' design principles or proposed designs. Refer to the Layouts provided for guidance.</p> <p>Confirmed.</p>
6	<p>Fire Supply</p> <ul style="list-style-type: none"> • Please confirm that the bulk fire supply will be provided our site boundary, at the required pressure and flow to service the site related fire requirements. • Do we need to provide on-site fire water storage. 	<p>Confirmed.</p> <p>No</p>
7	<p>Water Storage</p> <ul style="list-style-type: none"> • Our understanding is that bottom bulk water supply site (southwestern corner of the precinct) has got the necessary water supply and pumps 	<p>Correct, supply to the boundary will have sufficient flow and pressure.</p>



			Tenderers to link from the last mile into the facility, reticulate and provide plugging points.
9		<p>Fire information</p> <ul style="list-style-type: none"> • Please can you confirm the product list and operational layout of materials the end-user intends storing in the warehouse to enable us to determine the fire classification or fire classification applies (D1/D2 etc.)? • Are there any special areas that need to be catered for from a fire perspective • Please also confirm whether there is any zoning or projection for the full floor area, particularly in relation to different types of materials to be stored. 	<p>It will be electrical, mechanical and chemical components</p> <p>Bidders to design as per applicable regulations.</p> <p>Tenderers' design principles or proposed designs.</p>
10		<p>Energy Sources</p> <ul style="list-style-type: none"> • Our assumption is that we provide basic backup for emergency services and not backup for the entire facility to run. • Our Solar or BESS allowance will only be for the backup supply as above. 	Yes



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