

**CONSTRUCTION OF NEW PERIMETER WALL AND GUARDBOUSES AT LANGLAAGTE
DEPOT
TENDER BRIEFING - MINUTES**

<u>CONTRACT NUMBER:</u>	JW 14480
<u>CONTRACT TITLE:</u>	CONSTRUCTION OF NEW PERIMETER WALL AND GUARDBOUSES AT LANGLAAGTE DEPOT
<u>DEPARTMENT:</u>	CAPEX
<u>DATE OF MEETING:</u>	03 DECEMBER 2025
<u>TIME OF MEETING:</u>	13:00
<u>VENUE FOR MEETING:</u>	LANGLAAGTE DEPOT
<u>CLOSING DATE:</u>	13 FEBRUARY 2026
<u>CLOSING TIME:</u>	10:30AM

WELCOME

Ms Gcina Ndela welcomed everyone who attended the meeting and introduced JW personnel.

NAME & SURNAME	EMAIL ADDRESS	DEPARTMENT
Gcina Ndela	gcina.ndela@jwater.co.za	Supply Chain
Amanda Mnisi	Amanda.mnisi@jwater.co.za	Supply Chain
Kegaogetswe Makola	Kegaogetswe.makola@jwater.co.za	Capex

CONTACT PERSONS

Ms Kegaogetswe Makola

Email: kegaogetswe.makola@jwater.co.za

Telephone number: 011 688 1738

Ms. Gcina Ndela

Email: gcina.ndela@jwater.co.za

Telephonenumber: 011 688-1796

SCM – ADMIN AND BID DOCUMENTATION PRESENTATION BY Ms Gcina Ndela

- Ms Gcina Ndela indicated that this is an open tender and the meeting is **COMPULSORY**, therefore bidders who did not attend the meeting will **NOT** be considered for this tender. Bidders must ensure that they sign the attendance register.

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- Tender documents are available in PDF format at no cost on Johannesburg Water website (www.johannesburgwater.co.za) and on eTenders.gov.za as of 18 November 2025.
- Tender documents need to be bound and contain all pages. Tenderers therefore, need to ensure that the tender document is submitted in its entirety with no pages or parts missing. The order of the documents must be as set out as on the Web page and all pages arranged correctly.
- The tender document must be filled in using black ink only, any other colour pen or pencil is prohibited.
- Tender documents may be completed electronically without altering or tampering of any of the text (terms, conditions, specifications etc.) in the tender documents.
- Any mistakes must be struck-off and corrected with a single black ink line and signed (authenticated) by the tenderer. Tenderers were also advised to sign (authenticate) each alteration where there are any to avoid being disqualified.
- The use of correction fluid (Tippex) to correct mistakes is not allowed and if used the tender will be disqualified.
- The tender document must be completed in full, and all the forms must be fully completed and signed accordingly. Tenderers must not leave any blank spaces upon completion of the tender document.
- Tenderers must refer to the checklist on page 6 to 10 of the tender document for guidance.
- Make sure that your pricing schedule is fully completed and signed.
- Each bid must be submitted in a separate, properly sealed envelope/ package on which the Name, email address and telephone number of the tenderer must be indicated. The Tender number and Description must be clearly written on the envelope/ package.
- Tender documents submitted via courier services will be accepted provided that the bidder instructs such courier company or its representative to deposit the tender document in the tender box provided. Under no circumstances should tender documents

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be handed to an employee of JW. JW will not be held liable for any documents that are not in the tender box at the time of closing.

- Tender documents may not be submitted via the South African Post Office as only tender documents received in the Tender box at the time of closing will be considered.
- Tenderers must make sure that they read and understand the requirements of the tender. Should tenderers need any clarity, they are encouraged to email the contact **Gcina Ndela and Kegaogetswe Makola** (contact details are on the cover page of the tender document).
- Tenderers are required to submit a hard copy document and an electronic copy on a USB flash drive, however tenderers who did not submit the USB will not be disqualified. Electronic submissions of tenders are **NOT** allowed.
- Tenderers must be registered on Central Supplier Database (CSD) and provide their registration MAAA**** number on the cover page of the tender document. Tenderers must ensure that they are always tax compliant on CSD.
- The 80/20 points scoring system will be applicable to this tender. 80 points will be allocated to Price and the remaining 20 points will be for specific goals.
- The required CIDB grading of 6CE or higher. Active Status at the required CIDB grading or higher at the time of Evaluation

SPECIFIC GOALS POINTS ALLOCATION

80/20 SCORING

- 6 points for Businesses located within the boundaries of Gauteng Province
- 4 points for business owned by 51% or more women.
- 4 points for Business owned by 51% or more- Black youth
- 2 point for Business owned by 51% or more - Black People who are military Veterans
- 4 points for Business owned by 51% or more Black People with disabilities
- Attention must be brought to the documentation the tenderers must submit in order for JW to verify points claimed. If the tenderer has claimed more points, then the verification document supports, JW will adjust the points claimed when calculating the preference points in line with verification documents submitted.
- Tenderers tendering as JV must submit a JV BBBEE certificate.

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- In bids where consortia / joint ventures / sub-contractors are involved; each party must submit a separate TCS certificate / pin / CSD number.
- Tenders will be valid for 90 days after the closing date or any other duration agreed to by the tenderer and JW prior to tender validity expiring.
- Co-bidding is prohibited. (Tenderer being a member / owner / shareholder in more than one consortium / entity for the same project). Please read MBD 9 Certificate of Independence prior to signing the declaration.
- Tenderers are encouraged to truthfully declare all other company interests they may have, with specific reference to Question 3.14, of which if not fully completed, might lead to disqualification. Tenderers are encouraged to utilise the CIPC bizportal (www.bizportal.gov.za) , free registration to check the companies for which a director is a director for. This can be done by inserting an ID number for the director tendering and the portal will show all companies, whether active or not.
- No bids will be considered from persons in the service of the state.
- Tenderers must recheck on the JW website page for any communication send to tenderers as there might be a problem with the emails send to the tenderers. This communication might include addendums to tender for extension of closing dates, changes in the tender specification, changes in pricing schedules, or any other matter affecting the tender in question, and which might have an impact on how tenderers respond.
- Tenders will be opened in public soon after the closing time and recording of received documents but not later than 11:00 at the tender office located at Turbine Hall, 65 Ntemi Piliso Street, Newtown, 2001, ground floor. Tenderers' names and total prices, where practical will be read out.
- Tenderers are encouraged to note the closing date and time of the tender; late tenders will not be accepted. The closing date for this tender is 13 FEBRUARY 2026 at 10:30.

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- All bids are to be deposited in the tender box allocated on the ground floor at No.65 Ntemi Piliso street Turbine Hall, Newtown.

SUPPORTING DOCUMENTS

- SARS one-time TAX PIN
- Where business and/or director premises are owned, a municipal rates and taxes statement of account must be submitted (not older than three (03) months and NOT IN ARREARS for more than 90days). If in arrears an acknowledgement of debt agreement must be entered into with municipality concerned and submitted with the tender.
- Where business and/or director premises are leased/ hired/ rented, a valid lease agreement should be submitted duly signed and indicating the address at which the business is situated and where the director resides. The lease should be valid and active at time of tender submission and closing.
- 3-year financial statements (audited where applicable) , especially in instances where the tendered value is estimated to exceed R10million including VAT.
- Joint Venture / Consortium Agreement signed by all parties.
- Valid BBBEE Certificate issued by a SANAS accredited verification agency or copy thereof or a valid (EME/QSE) sworn affidavit/ or CIPC EME affidavit
- A completed and signed Invitation to Bid form MBD 1
- A completed and signed Declaration of Interest form MBD 4
- A completed and signed Preference Points (Specific Goals) Claim Form MBD 6.1
- A completed and signed Declaration of Bidder's Past Supply Chain Management Practices MBD 8
- A completed and signed Certificate of Independent Bid Determination (MBD 9)

TECHNICAL PRESENTATION

Mr Kegogetswe Makola presented the following:

SCOPE OF WORK

DESCRIPTION OF THE WORKS

PS 1.1 EMPLOYER'S OBJECTIVES

The objective of this contract is to construct a Perimeter Wall and Two Security Guard House

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Buildings at Langlaagte Depot.

This will be achieved by engaging a Contractor with a CIDB grading of 6CE or higher as the main

contractor.

PS 1.2 OVERVIEW OF THE WORKS OBJECTIVES

The project scope of work covers the following:

- Perimeter Wall and Top Fencing
- Two Security Guard House Buildings

PS 1.3 EXTENT OF THE WORKS

PS 1.3.1.1 SUMMARY OF WORKS

The scope of works for the Langlaagte Depot can be summarised as follows, but may not be limited

to:

- Build a 3m high and 835m Precast security wall
- Install 835m top palisade security fence on the new precast boundary wall.
- Construction of Two Security Guard House Buildings

PS 1.4 LOCATIONS OF THE WORKS

The Langlaagte Depot is located on an existing Municipal stand within The Langlaagte-Industria area at 8 Link Rd, Langlaagte 224-lq, Johannesburg, 2093 Access to the site is from the Main Reef Road and turn right into Link Road. Continue straight along Link Road for approximately 400m. At the T-Junction on Link Road turn right into the site. A security guard house is available at the main entrance and entrance to and from the site and access to the site will be controlled via the guard house.

PS 1.5 TEMPORARY WORKS

No Temporary works are envisaged under this contract.

PS 2 ENGINEERING

PS 2.1 EMPLOYER'S DESIGN

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The Employer's design has been completed by Keon Techno JV (the Employer's Agent) on behalf of the Employer. When and where specific reference is made or preference shall be given to specified equipment, the Tenderer shall include such as his main offer in the Tender. Should the Tenderer fail to comply with these requirements, this may lead to the disqualification of the tender submitted.

Tenderers are free to propose alternative equipment to that proposed in the specifications and, provided that drawings with details of each alternative proposal are submitted with the Tender, such alternative proposals shall be considered in the adjudication of a Tender. Full details of any changes must be included with the tender. The cost of any changes to the Employer's design shall be for the Contractor's account where full details of the changes were not submitted with the tender.

The Contractor undertakes only construction on the basis of designs issued by the Employer's Agent. The Contractor is to follow the specifications, the design and construction drawings as laid out by the Employer's Agent. Tenderers must satisfy themselves that the layouts as provided in the tender documentation suit in all respects the equipment proposed by the Employer or by the Tenderer as the case may be. Where equipment other than that proposed by the Employer's Agent is accepted, it will be the sole responsibility of the Contractor to ensure that the associated equipment including pipe work is compatible with the accepted material and proposed structures.

In the case of the Employer's Agent's acceptance of an alternative proposal, the Contractor shall submit in triplicate to the Employer's Agent for his approval, detailed working drawings of the Contractor's alternative design proposal before any related work is executed.

An extension of time for Practical Completion of the Contract due to time spent on the alteration of the tender drawings to suit the Contractor's alternative proposals or, due to time spent in obtaining the Employer's Agent's approval of such alternatives, shall not be considered. Acceptance of an alternative proposal or offer shall not relieve the Contractor of any of his obligations in terms of the Contract. The Contractor's cost of preparation and submission of an alternative proposal shall be deemed to be included in the rates tendered for the execution of the Works.

EVALUATION

Ms Kegaogetswe Makola presented the evaluation criteria:

STAGE DESCRIPTION

Stage 1 Mandatory Evaluation

Stage 2 Administrative Evaluation

Stage 3 Technical Evaluation

Followed by Preferential Procurement Goals and Pricing Evaluation

CLOSURE

Gcina advised bidders to ensure they constantly check the website for any **Addendums** issued before submitting their tender to Johannesburg Water.

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Should bidders need any clarity, all queries are to be submitted **10 days (06 February 2026)** before the closing date to email addresses indicated on the tender document cover page.

Ms Gcina Ndela thanked all who attended the briefing session, and the meeting was adjourned.