	<b>Tender Questions and Answers</b>	<b>Document Identifier</b> 240-7124948	<b>Rev</b> 1
		<b>Effective Date</b> 01 April 2023	
		<b>Review Date</b> April 2031	

<b>To whom it may concern</b>	<b>Date</b>	<b><u>2 July 2026</u></b>
	<b>Enquiries</b>	<b><u>Le-Anne Moses</u></b>
	<b>E-mail address</b>	<b><u>MosesLB@eskom.co.za</u></b>


Dear Sir/Madam

<b>Request for Enquiry Number</b>	<b><u>E3058GXPOU</u></b>
<b>Description / Project Title</b>	<b><u>DRAKENSBERG CONTROL BLOCK VENTILATION REFURBISHMENT PROJECT</u></b>
<b>Tender Questions Closing Date</b>	<b><u>6 July 2026</u></b>

Item	Questions	Answers	Clarity Published Dates
1.	<p>The Scope of Work refers to the existing equipment as “Chiller Units”. Based on the site inspection and the configuration described in the tender documents, the existing system appears to be a water-cooled direct expansion package/condensing system, consisting of a water-cooled compressor/condenser section connected by refrigerant piping to a cooling coil located within the existing Air Handling Unit.</p> <p>Please confirm whether the equipment description in the Scope of Work should be corrected from “Chiller Units” to “water cooled DX condensing units” or similar technically correct wording.</p> <p>Please also confirm whether Eskom requires the tenderer to price and offer a like for like replacement of the existing water-cooled DX condensing units, or whether Eskom will accept alternative solutions,</p>	<p>Yes, “ Chiller Unit” refers to water-cooled condensing unit.</p> <p>No, let’s leave the wording as is.</p> <p>Like for like is preferable. Alternative solution can be considered, if doesn’t deviate too much from like for like replacement.</p>	2 July 2026

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	<p>such as a packaged DX unit or air-cooled modular chiller arrangement, subject to meeting the required cooling performance.</p>		
2.	<p>The current scope appears to require replacement of the compressor/condensing equipment and refrigerant pipework while retaining the existing AHU and cooling coil.</p> <p>Please confirm whether Eskom intends to retain the existing AHU and cooling coil, or whether the replacement of the complete AHU, including the cooling coil, casing, filters, insulation and associated internal components, should be included as part of the tendered scope.</p> <p>From a technical and OEM warranty perspective, replacement of only the compressor/condensing section while retaining an aged cooling coil may introduce significant risk. Existing cooling coils may have internal contamination, scaling, corrosion, oil residue, particulate build up or leakage paths, all of which may affect the reliability and warranty of new compressor equipment.</p> <p>Please confirm whether Eskom will accept the risk associated with retaining the existing AHU cooling coil, or whether the tenderer is required to include for cleaning, pressure testing, flushing, leak testing, refurbishment or replacement of the cooling coil</p>	<p>Yes that is main focus scope of the project.</p> <p>Replacement of the complete AHU, including the cooling coil, casing, filters, insulation and associated internal components, should be included as part of the tendered scope.</p> <p>The OEM will need to flush the cooling coil and check for leaks</p> <p>Eskom will not accept any risk.</p>	2 July 2026
3.	<p>During the site inspection, the existing AHU appeared to require extensive maintenance and/or refurbishment. Observations included blocked or dirty filters, insufficient or deteriorated internal insulation, possible air leakage through the AHU casing and general deterioration due to age.</p> <p>Please confirm whether the tenderer is required to allow for AHU refurbishment to restore the required system cooling performance. This may include, but may not be limited to:</p> <ol style="list-style-type: none"> <li>1. Replacement of filters.</li> <li>2. Repair or replacement of AHU internal insulation.</li> </ol>	<p>Yes, the tenderer is required to allow for AHU refurbishment to restore the required system cooling performance</p>	2 July 2026

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	<p>3. Sealing of air leakage through the AHU casing and access panels.</p> <p>4. Cleaning and inspection of the cooling coil.</p> <p>5. Pressure testing and leak testing of the cooling coil.</p> <p>6. Replacement of flexible connections, seals, gaskets and damaged access panels.</p> <p>7. Testing, adjusting and balancing of the air side system.</p> <p>Please confirm whether Eskom expects the new condensing units alone to achieve the required cooling performance, or whether the AHU condition will be addressed as part of the works</p>	The AHU condition will be addressed as part of the works	
4.	<p>Please confirm the age, condition and maintenance history of the existing AHU cooling coil. If this information is not available, please confirm whether the tenderer should include for a full coil condition assessment before final equipment selection and procurement.</p> <p>Please also confirm whether Eskom will require the OEM to warrant the new compressor/condensing units while connected to the existing cooling coil. If so, please confirm whether Eskom will accept any OEM exclusions or qualifications related to the retained existing coil, refrigerant circuit cleanliness, contamination, coil pressure rating and coil condition</p>	<p>Yes full coil condition assessment must be done before final equipment selection and procurement</p> <p>Yes Eskom require OEM to warrant the new compressor/condensing units while connected to the existing coil.</p>	2 July 2026
5.	<p>The existing condensing units are water cooled and appear to be cooled by station water/dam water. Please confirm the available water quality data, including suspended solids, scaling tendency, fouling risk, corrosion risk and any existing filtration or strainers.</p> <p>Please also confirm whether the tenderer must include additional condenser protection, such as strainers, flushing points, isolation valves, water treatment provisions, condenser cleaning access and pressure differential monitoring, to protect the new equipment</p>	There is no water quality data available	2 July 2026
6.	<p>Recommended scope correction</p> <p>Given the above, please confirm whether the Scope of Work may be revised to clarify the intended replacement basis as one of the following options:</p>	Option: B is the most preferred option	2 July 2026

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<p>Option A: Like for like replacement</p> <p>Replacement of the existing water-cooled DX condensing units, refrigerant piping, and associated controls, while retaining the existing AHU and cooling coil, subject to Eskom accepting the associated condition and performance risks.</p> <p>Option B: Complete system replacement</p> <p>Replacement of the existing water-cooled DX condensing units, and the existing AHU, including a new matched cooling coil, controls and associated interface works.</p> <p>Option C: Alternative technical solution</p> <p>Replacement of the existing arrangement with an alternative HVAC solution, such as packaged DX or air-cooled modular equipment, subject to Eskom approval and compliance with the required cooling duty, control philosophy, electrical interface and site constraints</p>	
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