

REQUEST FOR PROPOSALS

APPOINTMENT OF A TURNKEY CONTRACTOR FOR THE TOTAL UPGRADE OF GROOTE SCHUUR HERITAGE HOUSE MUSEUM IN CAPE TOWN

CONTRACT NO: CDC/14/26

The Coega Development Corporation (CDC) is headquartered in the City of Gqeberha, Nelson Mandela Bay Municipality, South Africa, with a strategic operational footprint in South Africa and beyond the borders on the African continent. The CDC's vision is to be the leading catalyst for the championing of socio-economic development. This it seeks to achieve through the development and operation of the 9 003-hectare Coega Special Economic Zone (SEZ), a transhipment hub and a leading investment destination in Africa, providing highly skilled competence and capacity for the execution of complex infrastructure and related projects throughout South Africa and selected markets on the African continent, and advisory on the development of industrialisation and logistics zones. The CDC's advanced capabilities are successful enablers in sustainable economic zone development and management, real assets management, infrastructure planning and development, technology integration while realising related socio-economic impact areas such as skills and SMME development. The CDC's high-performance ethos is grounded in its commitment to sustainable development, the protection of its people and the planet, and the delivery of infrastructure solutions that support a just social and economic transition to a low-carbon, resource efficient, and climate resilient future. The foundational culture of the CDC's approach, backed by its core values, is innovation and continuous improvement.

The CDC has been appointed by the National Department of Public Works and Infrastructure (NDPWI) as the Implementing Agent for various projects nationally for various departments. These projects require various interventions, namely: the total upgrade of Groot Schuur Heritage House Museum in Cape Town.

NVITATION AND SCOPE OF SERVICES

The Coega Development Corporation (CDC) invites proposals from suitably qualified and well-experienced Turnkey Contractors for the total upgrade of Groot Schuur Heritage House Museum. The contractors must have an active CIIDB Contractor Grading designation of **7GB or higher** and a proven track record in working on Heritage Buildings, where decanting, designing, executing, commissioning, Handover, and close-out are undertaken to submit proposals for the appointment of a Turnkey Contractor. Emerging contractors with a CIIDB Contractor grading designation of **6GB PE** are not eligible to make submissions and will not be considered.

The project entails the delivery of a complete design-develop-construct-commission solution for the total upgrade of Groot Schuur Heritage House Museum, in accordance with heritage conservation principles and statutory requirements.

The project is to be completed in **21 months**.

EMPLOYER'S REQUIREMENTS

The Employer's Requirements shall include the following activities, but not limited to:

Bids are required to have relevant experience and knowledge in a Turnkey project, which will entail decanting, designing, execution, commissioning, handover, and close-out.

These requirements must be read in conjunction with **Annexure U - Project Documentation**.

As part of the Employer's requirements, the Turnkey contractor needs to appoint all required professional service providers. Each Professional Service Provider (PSP) will be required to execute their scope of service as per their disciplines and respective professional council standard, with all duties, roles, responsibilities, and all required deliverables. Bidders are to price for professionally registered consultants in accordance with the tender document, to be administered in accordance with the relevant council gazette. Accordingly, the professional scope of services rendered by the PSP shall span from Stage 3 (Design Development) to Stage 7 (Close-Out), in alignment with the prescribed deliverables and governance gates outlined in the Framework for Infrastructure Delivery and Procurement Management (FIDPM) as below:

- (a) Review of existing project documentation;
- (b) Design Development;
- (c) Design Documentation;
- (d) Construction works and monitoring;
- (e) Handover;
- (f) Defects Notification Period; and
- (g) Close Out.

As part of the Employer's requirements, the project activities by the EPC/Turnkey Contractor will include but are not limited to the below:

- (a) Decanting. Please refer to **Annexure U - Project Documentation**
- (b) Roof
- (c) Rainwater Goods
- (d) Walls
- (e) Floors
- (f) Joinery
- (g) Windows (Glazing)
- (h) Ceilings
- (i) Ironmongery
- (j) Dehumidification
- (k) Electrical Reticulation:
- (l) Fire Services
- (m) Firearms Display
- (n) Fabric And Upholstery
- (o) Landscaping (Terrace)
- (p) Hydrangea Horseshoe
- (q) Pergola
- (r) Sculpture, Art and Memorials
- (s) Artefacts and Movable Items
- (t) Hard Surfaces
- (u) Wet Services

BIDDER OBLIGATIONS

The Bidder acknowledges that, prior to the submission of this Bid, it has:

- (a) Carefully examined and understood the Employer's Requirements, including all technical, commercial, and legal conditions.
- (b) Verified the accuracy and sufficiency of the data, information, and specifications provided in the Employer's Requirements.
- (c) Conducted all necessary investigations, including site conditions (where access was permitted), applicable laws, and any other constraints affecting the Works.
- (d) Accepted full responsibility for the completeness and adequacy of its tender, including any design and execution risks under the EPC/Turnkey Contract.

CONDITIONS OF TENDER

Failure to adhere to the conditions stated hereinunder or to provide evidence where specified will render the submission non-responsive and the submission will be declared as null and void and will not be considered further.

- (a) The Main Contractor must be registered with the Construction Industry Development Board (CIIDB) and must have an **active 7GB or higher**. Potential Bidders with CIIDB Grade **6GB PE** are not eligible to Bid.
- (b) The CIIDB B.U.I.L.D Standard for Indirect Targeting for Enterprise Development through Construction works Contracts, published in Gazette Notice No. 36190 of 25 February 2013, is applicable to this project. Furthermore, the CIIDB B.U.I.L.D Standard for Developing Skills Through Infrastructure Contracts (March 2023) shall also apply to this contract.
- (c) Entities that intend to submit a Bid as a Joint Venture must ensure that their combined grading meets the required CIIDB Grading.
- (d) Bidders must ensure that their CIIDB registration is valid and active, or that they are capable of being registered, for the required grading and class of works from the bid closing date up to and including the date of award of the contract. CDC reserves the right to verify the bidder's CIIDB registration status on the CIIDB website at any stage during the evaluation and adjudication process. Where a bidder is not registered with the CIIDB at the bid closing date but claims to be capable of being registered, the bidder must submit, as part of its bid, proof of application for CIIDB registration. Failure to maintain an active and valid CIIDB registration, or to successfully obtain such registration prior to award where the bidder was only capable of being registered at closing, may result in disqualification or rejection of the bid.
- (e) The Respondent must comply with the CDC Procurement Policy and Procedures.
- (f) The following legislation shall apply:
 - (i) Public Finance Management Act (PFMA);
 - (ii) Preferential Procurement Policy Framework Act (PPPFA), 2000;
 - (iii) The Preferential Procurement Regulations 2022;
 - (iv) The CIIDB Act 38 of 2000;
 - (v) National Treasury Regulations;
 - (vi) Critical Infrastructure Protection Act 8 of 20219 (CIP Act);
 - (vii) 2014 Environmental Impact Assessment Regulations as amended;
 - (viii) National Archives of SA (Act No.43 of 1996);
 - (ix) National Qualifications Framework Act (Act No. 67 of 2008 and amended as per Act No. 12 of 2019);
 - (x) Minimum Information Security Standard (MISS), Public Service Regulations,2016 Regulation 67
 - (xi) The Skills Development Act (Act No. 97 of 1998);
 - (xii) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - (xiii) The Construction Industry Board Act, (38 Of 2000);
 - (xiv) Compensation for Occupational injuries and disease Act (130 of 1993);
 - (xv) NEMA National Environmental Management Act (107 of 1998);
 - (xvi) B-BBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013);
 - (xvii) Protection of Personal Information Act (Act No. 4 of 2013);
 - (xviii) Code of Practice for the Wiring of Premises, SANS 10142, as amended;
 - (xix) The Interior Lighting Standard, SANS 10114, as amended;
 - (xx) The Local Authority By-Laws and Regulations and any regulations of the City of Cape Town;
 - (xxi) The City of Cape Town Fire Office Regulations;
 - (xxii) The applicable SANS Specifications and Codes of Practice or the BSI or IEC Specifications and Codes of Practice where no SANS Specifications or Codes of Practice exist;
 - (xxiii) National Heritage Resources Act (25 of 1999);
 - (xxiv) National building Regulations and standard Act 103 of 197;
 - (xxv) SABS 1200: Standardized Specification for Civil Engineering Construction;
 - (xxvi) SANS 10160-1: 2011 – Basis of structural design and actions for buildings and industrial structures – Part 1 Basis of structural design;
 - (xxvii) SANS 10100-1: 2000 – The structural use of concrete Part 1: Design;
 - (xxviii) SANS 10100-2: 2014 – The structural use of concrete Part 2: Materials and execution of work;
 - (xxix) Disaster Management Act (57 of 2002); and
 - (xxx) Any other applicable legislation.
- (g) The **80/20 or 90/10** preference points system will be used, where points allocation will be as follows:
 - (i) Price **80/90**
 - (ii) Specific Goals – (B-BBEE status level of contribution) **20/10**
- (h) Bidders will be evaluated on functionality assessment and are expected to meet the minimum of 65 points threshold in order to be evaluated further. The evaluation criteria for measuring functionality assessment and the weight of each criterion are provided in the RFP document.
- (i) This is a Turnkey Contract, Bidders should submit their Proposals either as Joint Ventures (JVs), Consortia, or as single entities if they possess all the requisite skills in-house.
- (j) Bidders and all their Consortium/JV members, if any, must confirm their company registration with the Companies and Intellectual Property Commission (CIPC) (formerly CIPRO) as CDC will not award any Bid to any business that appears on the CIPC List of de-registered businesses. The CDC may verify company registration with CIPC through BizPortal.
- (k) As per amended construction codes, All Generics entities and OSEs with less than 51% black ownership are to submit a valid SANAS Accredited B-BBEE Verification Certificate (with the full applicable B-BBEE elements). QSE with at least 51% black shareholding and EMEs with an annual turnover of R 3 million are required to submit a B-BBEE verification certificate from a SANAS accredited verification agency as they have to comply with the 40% sub-minimum requirement on the QSE Skills Development Scorecard to avoid being discounted a level. EMEs with a turnover of less than R 3 million are exempt from complying with the subminimum requirement and may submit an affidavit or a certificate issued by CIPC, confirming their ownership and annual turnover. In case of a Joint Venture (JV) / Consortium, a consolidated B-BBEE certificate would be required, and it must be accompanied by individual B-BBEE Certificates/affidavits of their entities to confirm the type of enterprise.
- (l) Failure on the part of a Bidder to submit proof or documentation required in terms of this Bid to claim points for specific goals, the Bid will be interpreted to mean that preference points for specific goals are not claimed. The documentation required to claim points for Specific Goals will be a BBBEE Level of Contributor certificate issued by an accredited SANAS agency.
- (m) An Entity that is part of a JV / Consortium is not permitted to form part of more than one bid submission in terms of the Competition Act 89 of 1998;
- (n) Proof of registration with Treasury's Centralized Supplier Database (CSD) or provide a Treasury CSD registration number e.g. MAAA;
- (o) CDC will only award the Bid to a bidder who is tax compliant. The tax compliance status of the Bidders will be verified through CSD and SARS website. The prospective Bidders must ensure that they are Tax Compliant throughout the validity period of the bid;
- (p) Bidders must be VAT registered, and the Bid must be submitted VAT inclusive. Non-VAT vendors who submit Bids for contracts that would, if successful, take their annual turnover above the threshold of R 1 million are obliged to include VAT in the prices quoted and must therefore, immediately upon award of the contract, register with the South African Revenue Services (SARS) as VAT vendors. The award of contract would be conditional pending the successful Bidder submitting proof of registration as a VAT vendor with SARS;
- (q) The CDC will not award more than two active projects to one Bidder, unless one project has reached the 80% completion stage and beyond. Capacity assessment may be conducted in an event that the recommended Bidder is the only responsive service provider and has already been awarded two contracts;
- (r) The performance of the Bidders on projects they have been awarded (past and current projects) shall be reviewed and evaluated on an on-going basis by the CDC Project Manager. Poor performance on awarded projects may result in a Bidder not being awarded future projects by the CDC as per the CDC Service Provider Performance Management System (SPPMS);
- (s) Bidders must complete and sign the POPI Act form. In case of Joint Venture/Consortium, a separate form in respect of each party to the JV must be completed;
- (t) Public servants are prohibited from doing any form of business with organs of the state, whether in their own capacity or individually or through their business entities. Verification will be done, and Bidders will be disqualified if they are found to be in contravention with the regulations.
- (u) Bidders are required to have a design team with professionals registered with the relevant professional bodies for the appropriate class of work;
- (v) The Bidders must nominate a person who will be their Overall Project Team Leader. The Contractor's Representative;
 - (i) In the case of the JV/Consortium, each entity that is party to the JV/Consortium must nominate a person with delegated authority to sign;
 - (ii) Should have delegated authority to sign:
 - 1. The Proposal Submissions;
 - 2. Any Correspondence with the CDC during the bidding process; and submitted as part of the Proposal;
 - 3. Any correspondence with the CDC during the bidding process; and submitted as part of the Proposal;
 - 4. The Agreement to enter into the Contract with the Successful Bidder;
 - (iii) Would be conferred the authority to be the duly Authorised Signatory as would be provided in the Certificate of Authority of Signatory that should be included in the Bid Proposal for this Bid process;
 - (iv) Will be the sole point of contact between the CDC and the Bidder during the execution of the contract;
- (w) Bidders must only be submitted on the RFP document that is issued and;
- (x) The CDC reserves the right to reject any bid if the bidder has not submitted the required documents;
- (y) Upon award of the successful Bidder will be required to appoint a Full-Time Construction Health and Safety Officer or Construction Health and Safety Manager (CHS) must have experience and supervising safety, health and environment for 5 years or more. The CHS/CHSM will take full responsibility for managing and supervising safety, health and environment for 5 years or more. The CHS/CHSM will be responsible for the appointment of a CHS/CHSM and have supervising safety, health and environment for 5 years or more throughout the duration of the contract.
- (z) Upon award the successful Bidder will be required to appoint the Engineering Council of South Africa (ECSA) as Project Engineer / Technical Engineer with a minimum of 5 years of experience post qualification. Candidate registration will not be accepted.
- (aa) Upon award the successful Bidder will be required to appoint a Professional Construction Health & Safety Agent (PCHSA) with a minimum of 10 years' experience. Candidate registration will not be accepted.
- (bb) Upon award, the successful Bidder will be required to appoint a Landscape Architect who is registered with the South African Council for the Architectural Profession (SACAP) — minimum 5 years of experience post qualification. Candidate registration will not be accepted.
- (cc) Security Consultant (for firearm display and storage). In case of JVs/Consortia, the Bidder must include a signed JV/Consortium Agreement. The actual security consultant will be appointed by the CDC.
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- (ee) Any misrepresentation of information will lead to immediate disqualification of the Bidder. Submission of false information or any other form of misrepresentation will lead to immediate disqualification of the Bidder. Submission of false information or any other form of misrepresentation will lead to immediate disqualification of the Bidder. Submission of false information or any other form of misrepresentation will lead to immediate disqualification of the Bidder.
- (ff) Attendance of the Briefing Meeting by at least one member of the Company or JV/Consortium is compulsory. The attendants will be required to confirm attendance. Submissions from persons or JV/Consortium sign at the Briefing Meeting will not be accepted.
- (gg) The Bidders will be evaluated as follows:
 - (i) Stage 1: Functional Assessment;
 - (ii) Stage 2: Quantitative Assessment;
 - (iii) Stage 3: Qualitative Assessment;
 - (iv) Stage 4: Security Agency Assessment;
- (hh) It is incumbent upon and the responsibility of the Bidders to submit their full and correct contact details when they download the RFP document to enable any communication that the CDC might need to issue such as omission or failure by the Prospective Bidder;
- (ii) Bidders must be vetted by the State Security Agency (SSA) prior to consideration for appointment for the project. Any Bidder that is not vetted by the SSA will not be eligible for appointment on this project;
- (ii) Bidders must note that this bid is subject to security vetting. The top three (3) highest scoring bidders following the evaluation process will be subject to undergo State Security Agency (SSA) security screening. Failure to comply with the requirements may result in disqualification. Once appointed, the successful Bidder will have to ensure that all the CDC and DPSI security requirements are met;
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