



INVITATION TO TENDER

CONTRACT NO CDC/237/22 et al

CONDITION ASSESSMENTS FOR PRIMARY, HOSPITALS AND OTHER AUXILIARY HEALTH CARE FACILITIES IN THE EASTERN CAPE

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 in 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 transshipment hub and a leading investment destination in Africa, providing highly skilled competence and capacity for the execution of quality complex infrastructure and related projects throughout South Africa and selected markets on the African continent, and advisory on the development of industrialization and logistics zones. The CDC's advanced capabilities are successful enablers in economic zone development and management, real assets management, infrastructure planning and development for National, Provincial, Local Government Departments and State-owned Entities, technology integration while realising related socio-economic impact areas such as skills and SMME development. The foundational culture of the CDC's approach, backed by core values, is innovation and continuous improvement. The Coega Development Corporation (Pty) Ltd (CDC) is assisting the National Department of Public Works (NDPW) with implementation of infrastructure projects within the Eastern Cape Province. The infrastructure projects include magistrate courts, museums, police stations and prison facilities. The scope of these projects comprises of new facilities, repair and refurbishment, upgrading and maintenance of existing facilities. These projects are aimed at creating jobs, developing and transferring skills and reducing poverty.

INVITATION TO TENDER AND SCOPE OF WORKS

The Coega Development Corporation has been appointed as an Implementing Agent and is working together with the Eastern Cape Department of Health (ECDOH) and the Eastern Cape Department of Public Works and Infrastructure (ECDPWI) to implement the Condition Assessments for Primary, Hospitals and other Auxiliary Health Care Facilities in the Eastern Cape over the next three Financial Years. The CDC Invites competent Professional Service Providers led by a **lead Consultant (in a form of a Consortium**

or Joint Venture or Multidisciplinary Entity) to tender for the Framework Agreement with PSPs for the following disciplines:

- (a) Architect.
- (b) Civil and Structural Engineers.
- (c) Electrical Engineers.
- (d) Mechanical Engineers; and
- (e) Quantity Surveyor.

The CDC further Invites competent Professional Service Providers to tender for the Framework Agreement for the following discipline:

- (a) Healthcare Facility Planner

The objective of this RFP is to establish Framework Agreements with Professional Service providers who will implement condition assessments which will be undertaken on instruction basis as, and when the funding has been made available by the client from time to time. The CDC shall sign one Framework Agreement with one appointed Joint Venture or Multidisciplinary Entity for each of the 22 Clusters. A total of 22 Framework Agreements shall therefore be established. Respondents are required to have relevant knowledge and demonstrated experience in either the condition assessment of or design and construction of Health Care facilities. The lead consultant must be selected from one of the disciplines listed above except the healthcare Planner as they will be appointed as single entities.

NB: Period for this appointment will be valid for 36 months with an option to extend for an additional 12 months and the rates will be fixed for 12 months and will be adjusted annually after 12 months based on the annual adjustments will be based on the Consumer Price Index (CPI). Table 1 and 2 below indicates the number of clusters with relevant Contract Numbers and District Municipalities

Table 1: District Municipal and allocated Clusters for PSPs

PSPs - PRIMARY HEALTHCARE, HOSPITALS AND OTHER AUXILIARY HEALTHCARE FACILITIES IN THE EASTERN CAPE							
#	District Municipality	Primary Healthcare Facilities	Hospital and Other Auxiliary Healthcare Facilities	Total Number per DM	Clusters	CDC Contract Number	Disbursement Cost Centre Town
1	ALFRED NZO	76	19	95	1	CDC/237/22	Mthatha (6)
					2	CDC/247/22	
2	OR TAMBO	150	33	183	3	CDC/260/22	

					4	CDC/261/22	
					5	CDC/241/22	
					6	CDC/262/22	
3	AMATHOLE AND BUFFALO CITY	239	51	290	7	CDC/251/22	East London (6)
					8	CDC/252/22	
					9	CDC/253/22	
					10	CDC/238/22	
					11	CDC/254/22	
					12	CDC/255/22	
4	CHRIS HANI	165	35	200	13	CDC/256/22	Queens Town (6)
					14	CDC/257/22	
					15	CDC/239/22	
					16	CDC/258/22	
5	JOE GQABI	56	25	81	17	CDC/259/22	Gqeberha (4)
					18	CDC/240/22	
6	NELSON MANDELA BAY AND SARA BAARTMAN	148	64	212	19	CDC/242/22	
					20	CDC/243/22	
					21	CDC/244/22	
					22	CDC/245/22	
Total		834	227	1061			

Table 2: District Municipal and allocated Clusters for Healthcare Facility Planners

HEALTHCARE PLANNERS - PRIMARY HEALTHCARE, HOSPITALS AND OTHER AUXILIARY HEALTHCARE FACILITIES IN THE EASTERN CAPE							
#	District Municipality	Primary Healthcare Facilities	Hospital and Other Auxiliary Healthcare Facilities	Total Number per DM	Clusters	CDC Contract Number	Disbursement Cost Centre Town
1	ALFRED NZO	76	19	95	1	CDC/366/22	Mthatha (6)
					2	CDC/367/22	
2	OR TAMBO	150	33	183	3	CDC/368/22	
					4	CDC/369/22	
					5	CDC/370/22	
					6	CDC/371/22	
3	AMATHOLE AND BUFFALO CITY	239	51	290	7	CDC/372/22	East London (6)
					8	CDC/373/22	
					9	CDC/374/22	
					10	CDC/375/22	
					11	CDC/376/22	
					12	CDC/377/22	
4	CHRIS HANI	165	35	200	13	CDC/378/22	Queens Town

					14	CDC/379/22	(6)
					15	CDC/380/22	
					16	CDC/381/22	
5	JOE GQABI	56	25	81	17	CDC/382/22	
					18	CDC/383/22	
6	NELSON MANDELA BAY AND SARA BAARTMAN	148	64	212	19	CDC/384/22	Gqeberha (4)
					20	CDC/385/22	
					21	CDC/386/22	
					22	CDC/387/22	
Total		834	227	1061			

Note:

- i. All reimbursable expenses will be awarded, on a proven cost basis, as per the current rates for reimbursable expenses, as published by the Department of Public Works
- ii. All disbursements will be awarded from the office identified as the disbursement cost center town as applicable per District Municipality (refer to table 1 & 2)
- iii. Adjustment to global disbursement figure will only be amended with prior written approval from CDC.

PROJECT SCOPE OF WORKS

The project scope of work includes the assessment of **834 Primary Health Care Facilities** and **227 Hospital and other Auxiliary healthcare Facilities** throughout the Eastern Cape (EC) Province. The detailed Scope of Work and relevant split is included in the bid documentation.

The project scope of work includes but is not limited to:

- (a) Asset Verification and Report per facility – Location of Asset, type, and other visual characteristics.
- (b) Functional Performance Index Assessment Report per Facility - Report detailing the determination of the Functional Performance Index for each building/section/room on the site.
- (c) As-built Floor Plans.
- (d) Benchmarking for size and fitness for purpose.
- (e) Executive Summaries Listing All PHC & Other Auxiliary Facilities/asset/district; and
- (f) Identifying Asbestos Containing Elements per Facility.
- (g) Capturing of the Assessments into a digital data base. The data base will be developed by the CDC and the PSP will be granted the access to the system for loading information purposes.

CONDITIONS

- (a) Consultants to be registered with the relevant professional Councils of South Africa.
- (b) The CDC's Procurement Policy and Procedures shall apply.
- (c) The 80/20 preference point system, as per the Preferential Procurement Policy Framework Act 2000 will apply as follows:
 - Price - 80,
 - Empowerment - 20
- (d) The following legislation shall apply:
 - (i) Public Finance Management Act (PFMA);
 - (ii) National Treasury Regulations;
 - (iii) Preferential Procurement Policy Framework Act, 2000;
 - (iv) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - (v) Compensation for Occupational injuries and disease Act (130 of 1993);
 - (vi) BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013); and
 - (vii) Any other applicable legislation.
- (e) As per amended construction codes, companies with less than 51% black shareholding (QSEs & Generics) are to submit a valid SANAS Accredited B-BBEE Verification Certificate (with the full applicable B-BBEE elements) QSEs with at least 51% or 100% black shareholding and EMEs with an annual turnover of R3,0 million or more 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 Scorecard to avoid being discounted a level. EMEs with a turnover of less than R3,0 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.
- (f) In case of a Joint Venture (JV) / Consortium, the bidder must provide 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.
- (g) Bidders and all its Consortium/Joint Venture (JV) members, if any, must confirm their company registration with 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.
- (h) All Bidders must be Value Added Tax (VAT) Vendors and the Form of Offer must include VAT.
- (i) Bidders (all the members in the Bidding Team in the case of Consortia or Joint Ventures) must provide proof of registration on the National Treasury's Central Supplier Database (CSD) or provide a Treasury CSD registration number e.g. MAAA0.

- (j) The CDC will only award the Bid to a Successful Bidder who is tax compliant. The tax compliant status of the Bidders (and all the members in the Bidding Team in the case of Consortia or Joint Ventures) will be verified through the CSD and South African Revenue Services (SARS) website.
- (k) CDC may award no more than four (4) clusters to a bidder. The CDC reserves the right to conduct a capacity assessment if the recommended bidder is the only responsive service provider and has already been awarded two (2) projects.
- (l) Consultants may tender for any Cluster within the District Municipality which they wish to tender for however, all disbursements costs will be calculated and reimbursed against the districts and the disbursement cost centre town in which the facility in question is located.
- (m) Public servants are prohibited from conducting any form of business with organs of state, whether in their own capacity as individuals or through companies in which they are directors. Verification will be carried out by the CDC and Bidders will be disqualified should they be found to be in contravention with this requirement. If the bidder has been granted permission by Treasury, the letter must be provided with the bid document.
- (n) The **Lead Consultant** should have delegated authority to sign:
 - (i) The Tender Submissions.
 - (ii) Any correspondence with the CDC during the bidding process.
 - (iii) The Agreement to be entered into with the Successful Bidder; and
 - (iv) Any correspondence during the Contract Execution Phase.
 - (v) 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 Tender Document.
 - (vi) Will be the sole point of contact between the CDC and the Bidder during this bidding process, and during contract execution (i.e. for the Successful Bidder).
 - (vii) Would be required to review and sign off all the deliverables to the CDC during the execution of the contract, confirming their quality and professional soundness.
- (o) In case of JVs/Consortia between Lead Consultants, the Bidder must include an **Intent to Enter into a JV/Consortium Agreement**.
- (p) Bidders must complete and sign the POPI Act form Q. In case of Joint Venture/ Consortium, a separate form in respect of each party to the JV must be completed
- (q) Any misrepresentation of information will lead to immediate disqualification of the Bidder's Submission. It is imperative that the duly authorised person conducts quality control on all the documentation to be submitted to the CDC as part of this Tender Document and signs the submission as a correct and sound documentation that the CDC could put its reliance on.

- (r) The successful bidder will be required to comply with the Occupational Health and Safety Act and Regulations, Act (85 of 1993); Compensation for Occupational Injuries and Disease Act, Act (130 of 1993) and Disaster Management Act, Act (57 of 2002) read with COVID -19 Regulations and, all relevant legislations throughout the duration of the contract. Upon appointment of the successful bidder, the service provider will be required to develop Occupational Health, Safety and Environmental Management Systems in compliance to the CDC Norms and Standards.
- (s) The empowerment and development objective of 33% SMME participation, will be controlled where the bidder in terms of the Amended BBBEE Codes is a Generic Entity (Turnover over R50 million). The appointed service provider must sub-contract/partner with practitioners from previously disadvantaged groups (black, female and/or with people with disabilities) and/or local black-owned companies (with a turnover of less than R50 million), where scope and credentials permit.
- (t) 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 Service (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.
- (u) Disbursements will be paid based on proven costs using Department of Public Works rates.
- (v) Incomplete Tender document Submissions will be deemed null and void and shall be considered non-responsive
- (w) Should the Department of Health be unable to avail funds for this project during the planned project life cycle, due to unforeseen circumstances, the CDC reserves a right to withdraw and or terminate the agreement without allocating with or without allocation of a facility to the winning bidder
- (x) Period for this appointment will be valid for 36 months with an option to extend for an additional 12 months and the rates will be fixed for 12 months from closing date of the RFP and will be adjusted annually after 12 months based on the Haylett formula workgroup 180.
- (y) Tender validity shall be twelve (12) weeks.

Bid documents will be available for download from the CDC Website (www.coega.co.za) from **Monday the 18 July 2022 from 10h00** at no cost. Potential bidders will be required to provide their email addresses in the system before downloading the documentation for correspondence purposes. Potential bidders must therefore ensure that the email addresses are correct.

A non-mandatory virtual briefing meeting will be held **Friday the 22 July 2022 at 11h00** via Microsoft Teams. Click the link below in order to join the meeting;

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or join by entering a meeting ID

Meeting ID: 343 977 412 688

Passcode: 9eop6E

Briefing notes will only be shared with potential bidders who downloaded the tender documentation and provided their correct email addresses.

One original of the completed bid document shall be placed in a sealed envelope clearly marked, for example **Contract No: CDC/237/22 et al: RFQ – Condition Assessment for Primary, Hospitals and Other Auxiliary Health Care Facilities in the Eastern Cape.**

The respective contract numbers per discipline are indicated in Table 1.

Queries relating to the issue of these documents may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management e-mail: tenderscdc23722@coega.co.za between the period of **15 July 2022 to 8 August 2022**. No new queries received after **8 August 2022** will be entertained.

The closing date and time for the receipt of completed documents is **Monday the 15 August 2022 at 12h00**. Documents are to be placed in the tender box at the CDC East London Office, Harraway House, 12 Pearce Street, Berea, East London, 5241.

There will be no public opening of bid documents and no late submission will be considered.

Failure to provide any mandatory information required in this document will result in the submissions being deemed null and void and shall be considered non-responsive.

Telegraphic, telexed, facsimiled or e-mail submissions will not be accepted.

No telephonic or any other form of communication with any other CDC member of staff, other than the named individual below, relating to this request for tender will be permitted. All enquiries regarding this tender must be in writing only, and must be directed to

Zine Mtanda, Unit Head: Supply Chain Management; E-mail: tenders@coega.co.za

The CDC reserves the right not to accept the lowest quotation in part or in whole or any proposal.