

REQUEST FOR PROPOSAL
APPOINTMENT OF A CONTRACTOR TO PROVIDE A TURNKEY SOLUTION FOR
THE PURCHASE & INSTALLATION OF BACK-UP POWER GENERATORS AND
ANCILLARY WORKS FOR OFFICIAL RESIDENCE OF THE PARLIAMENTARY
MEMBERS OF THE EXECUTIVE IN CAPE TOWN
CONTRACT NO: CDC/391/25

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 transshipment 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 department. These projects require various interventions namely: Purchasing and Installation of Back-up Power for Official Residences of the Member of the Executive in Cape Town.

INVITATION AND SCOPE OF SERVICES

The Coega Development Corporation (CDC) invites well-experienced, capable, and competent contractors with a CIDB Grading of 6EP or higher and proven track record in the construction of electrical and structural engineering services to submit proposals for appointment as a turnkey contractor.

This is an EPC/Turnkey Contract therefore the Tenderers should submit their Proposals either as Joint Ventures (JVs), Consortia or as single entities if they possess all the requisite skills in-house.

The project is to be completed within 12 months including design period from the commencement date.

EMPLOYER REQUIREMENT

The specification is intended to cover the various back-up power solutions depending on conditions and configuration of the various DPWI properties occupied by the Members of the Executive. The project seeks upgrade and install new back-up power systems. The various solutions being considered for the project are as follows:

- a) Standby power generator that will provide a full back-up power supply to the properties.
- b) Solar Panels, Invertors and Batteries.
- c) Invertor and Batteries which will store energy from the grid, providing power. This solution is proposed for properties.

1. APPOINTMENT OF THE PROFESSIONAL TEAM

The Employer requirements for the project includes by not limited to the appointment of professional Service providers that will be responsible for the following Stages & Deliverable

Stage 3 – Design Development (also termed detailed design)

Defined as: Develop the approved concept to finalise the design, outline specifications, cost plan, financial viability and programme for the project.

- 1.1. Review documentation programme with principal consultant and other consultants involved.
- 1.2. Attend design and consultants' meetings.
- 1.3. Incorporate client's and authorities' detailed requirements into the design.
- 1.4. Incorporate other consultants' designs and requirements into the design.
- 1.5. Prepare design development drawings including draft technical details and specifications.
- 1.6. Review and evaluate design and outline specification and exercise cost control.
- 1.7. Prepare detailed estimates of construction cost.
- 1.8. Liaise, co-operate and provide necessary information to the principal consultant and other consultants involved.
- 1.9. Submit the necessary design documentation to local and other authorities for approval.
- 1.10. Deliverables will typically include:
 - design development drawings
 - outline specifications
 - local and other authority submission drawings and reports
 - detailed estimates of construction costs

Stage 5 – Contract Administration and Inspection

Defined as: Manage, administer and monitor the construction contracts and processes including preparation and coordination of procedures and documentation to facilitate practical completion of the works.

- 5.1. Attend site handover.
- 5.2. Issue construction documentation in accordance with the documentation schedule including, in the case of structural engineering, reinforcing bending schedules and detailing, and specifications of structural steel sections and connections.
- 5.3. Carry out contract administration procedures in terms of the contract
- 5.4. Prepare schedules of predicted cash flow.
- 5.5. Prepare pro-active estimates of proposed variations for client decision-making
- 5.6. Attend regular site, technical and progress meetings.
- 5.7. Adjudicate and resolve financial claims by contractors.
- 5.8. Assist in the resolution of contractual claims by the contractor.
- 5.9. Establish and maintain a financial control system.
- 5.10. Clarify details and descriptions during construction as required.
- 5.11. Prepare valuations for payment certificates to be issued by the principal agent.
- 5.12. Witness and review of all tests and mock-ups carried out on site.
- 5.13. Check and approve contractor drawings for compliance with contract documents.
- 5.14. Update and issue drawings register.
- 5.15. Issue contract instructions as and when required.
- 5.16. Review and comment on operation and maintenance manuals, guarantee certificates and warranties.
- 5.17. Inspect the works and issue practical completion and defects lists.
- 5.18. Arranging for the delivery of all test certificates, including any Certificates of Compliance, statutory and other approvals, and record drawings and operating Manuals. Deliverables will typically include
 - schedules of predicted cash flow
 - construction documentation
 - drawing register
 - estimates for proposed variations
 - contract instructions
 - financial control reports
 - valuations for payment certificates
 - progressive and draft final accounts
 - practical completion and defects list
 - all statutory certification and certificates of compliance as required by the local and other statutory authorities.

Stage 6 – Close-Out

Defined as: Fulfil and complete the project close-out, including necessary documentation to facilitate effective completion, handover and operation of the project.

- 6.1. Inspect and verify the rectification of defects.
- 6.2. Receive, comment and approve relevant payment valuations and completion certificates.
- 6.3. Prepare and/or procure operations and maintenance manuals, guarantees and warranties.
- 6.4. Prepare and/or procure as-built drawings and documentation.
- 6.5. Conclude the final accounts where relevant.
- 6.6. Deliverables will typically include:
 - valuations for payment certificates
 - works and final completion lists
 - operations and maintenance manuals, guarantees and warranties
 - as-built drawings and documentation
 - final accounts

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 (CIDB) and must have an **active CIDB Grade of 6EP or higher**. Potential Tenderers with **CIDB Grade 5EP PE** are not eligible to bid.
- (b) Entities who intend submitting a bid as a Joint Venture must ensure that their combined grading meets the required CIDB Grading.
- (c) Respondents must comply with the CDC's Procurement Policy & Procedures.
- (d) The following legislation shall apply:
 - (i) Public Finance Management Act (PFMA);
 - (ii) Preferential Procurement Policy Framework Act (PPPPA), 2000;
 - (iii) The Preferential Procurement Regulations 2022;
 - (iv) National Treasury Regulations.
 - (v) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - (vi) Compensation for Occupational Injuries and Disease Act (130 of 1993);
 - (vii) NEMA National Environmental Management Act (107 of 1998);
 - (viii) Disaster Management Act 57 of 2002;
 - (ix) National Building Regulations and Building Standards Act (103 of 1977);
 - (x) Broad -Based Black Economic Empowerment Act Number 53 of 2003 (as amended by Act number 46 of 2013);
 - (xi) Protection of Personal Information Act (Act No. 4 of 2013; and
 - (xii) Any other applicable legislation.
 - (xiii) Minimum Information Security Standard(MISS),Public service regulations,2016 Regulation 67
- (e) The **80/20** preference point system will be used where points allocation will be as follows:
 - (i) Price - **80**
 - (ii) Specific goal – (B-BBEE Status level of Contribution) - **20**
- (f) Tenderers will be evaluated on functionality and are expected to meet the minimum of 60 points threshold in order to be evaluated further. The evaluation criteria for assessing functionality and weight of each criterion are provided in the document;
- (g) Tenderers and all its Consortium/Joint Venture (JV) members, if any, must confirm their company registration with Companies and Intellectual Property Commission (CIPC) (formerly CIPROD) 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;
- (h) 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). QSE with at least 51% or 100% black shareholding and EMEs with an annual turnover of above R3 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 Scorecard to avoid being discounted a level. EMEs with a turnover of less than R3 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 JV, a consolidated B-BBEE certificate must be submitted as well as individual B-BBEE Certificates/affidavit of their entities to confirm the type of enterprise.
- (i) Failure on the part of a Tenderer to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, 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 BBEE Level of Contributor certificate issued by an accredited SANAS agency.
- (j) 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;
- (k) Proof of registration with Treasury's Centralized Supplier Database (CSD) or provide a Treasury CSD registration number e.g. MAAA;
- (l) CDC will only award the tender to a Tenderer who is tax compliant. The tax compliance status of the Tenderers will be verified through CSD and SARS website. The prospective Tenderers must ensure that they are Tax Compliant throughout the validity period of the bid.
- (m) Tenderers must be VAT registered and bids 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 Tenderer submitting proof of registration as a VAT vendor with SARS;
- (n) The CDC will not award more than two (2) active projects to one Tenderer, unless one project has reached 80% completion stage and beyond. Capacity assessment may be conducted in an event that the recommended Tenderer is the only responsive service provider and has already been awarded two contracts;
- (o) The performance of the Tenderers 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 Tenderer not being awarded future projects by the CDC as per the CDC Service Provider Performance Management System (SPPMS);
- (p) Tenderers must complete and sign the POPI Act consent form. In case of Joint Venture/Consortium, a separate form in respect of each party to the JV must be completed;
- (q) Public servants are prohibited from doing any form of business with organs of the state, whether in their own capacity as individuals or through companies in which they are directors. Verification will be done, and Tenderers will be disqualified should they be found to be in contravention with the regulations
- (r) Tenderers are required to have a design team with professionals' registered with the relevant professional bodies for the appropriate class of work.
- (s) The Tenderers must nominate a person who will be their Overall Project Team Leader. The Overall Project Team Leader (OPTL):
 - (i) In the case of the JV/Consortium, each entity that is party to the JV/Consortium must nominate a person with delegated authority who will in turn sign the on the delegated authority of the OPTL on behalf of the JV/ Consortium.
 - (ii) Should have delegated authority to sign:
 - (1) The Proposal Submissions;
 - (2) All the Returnable Documents that should also be initialled and submitted as part of the Proposal;
 - (3) Any correspondence with the CDC during the bidding process;
 - (4) The Agreement to be entered into with the Successful Tenderer; and
 - (5) Any correspondence during the Contract Execution Phase.
 - (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 Proposal for this TENDER Process.
 - (iv) Will be the sole point of contact between the CDC and the Tenderer during this bidding process.
 - (v) 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.
- (t) The successful Tenderer 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), National Environmental Management Act, Act (107 of 1998) and Disaster Management Act, Act (57 of 2002) and, all relevant legislations throughout the duration of the contract. Upon appointment of the successful Tenderer, will be required to develop Occupational Health, Safety and Environmental Management Systems in compliance with the SANS Norms and Standards. CDC Sustainability Business Unit will manage and monitor compliance and implementation of Occupation Health and Safety, Environmental and Quality requirements for the duration of the contract. The Tenderer shall ensure as far as is reasonably practicable, that article/substance is safe and without risk to health when properly used and that it complies with prescribed requirements. Take such steps as may be necessary to ensure that such article/substance's information is available regarding the use at work, risks to health and safety associated with and procedure to be followed is available in the case of an incident occurrence.
- (u) A successful Tenderer (Contractor) will be required to provide valid proof of registration of the Construction Health and Safety Officer (CHSO) with SACPCMP upon award during construction phase, must have necessary competencies and resources to execute his or her duties. The CHSO must have proven record of 2 years of experience or more. The CHSO will take full responsibility of managing and supervising safety, health and environment throughout the construction duration. No candidate registration will be accepted.
- (v) A successful Tenderer (Contractor) will be required to appoint the structural Engineer with valid proof of registration upon award during the design phase, must have necessary competency to execute His/her duties.
- (w) In case of JVs/Consortia, the Tenderer must include an Intent to Enter into a JV/Consortium Agreement. The actual copy of a complete and fully signed JV/Consortium Agreement would be required from the successful Tenderer upon completion of the procurement process;
- (x) In case of a JV award, the entity will be expected to provide valid proof of registration with Compensation Fund or approved Licenced Insurer specified as the J/V entity for a specific duration"
- (y) Any misrepresentation of information will lead to immediate disqualification of the Tenderer and its Submission will be deemed as being null and void. 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 and signs the submission as a correct and sound documentation that the CDC could put its reliance on.
- (z) Attendance of the Briefing Meeting by at least one member of the Company or JV/Consortium is compulsory. The attendance register will be used to confirm attendance. Submissions from Companies or JV/Consortium which did not attend the Compulsory Briefing Meeting will not be evaluated.
- (aa) The bids will be evaluated as follows:
 - (i) Stage 1: Timeous Submission
 - (ii) Stage 2: Responsiveness Assessment,
 - (iii) Stage 3: Functionality Assessment,
 - (iv) Stage 4: Quantitative Assessment, and
 - (v) Stage 5: Qualitative Assessment.
 - (vi) Stage 6: State Security Agency Clearance
- (bb) The bid validity period shall be **twenty-four (24) weeks** from the tender closing date.
- (cc) It is incumbent upon and the responsibility of the Tenderers to submit their full and correct contact details when they download the TENDER Document to enable any communication that the CDC might need to issue to all the Prospective Tenderers during the bidding process to be realised. The CDC will not be accountable for any such omission or failure by the Prospective Tenderers.
- (dd) Tenders must only be submitted on the tender document that is issued.
- (ee) Tenderers must note that this bid is subject to security vetting. The top three (3) highest scoring bidders following the evaluation process will be required to undergo State Security Agency (SSA) security screening. Appointment of the successful bidder will be subject to a positive security clearance outcome. Failure to comply with the security vetting requirements may result in disqualification. Once appointed, the successful Tenderer will have to ensure that all the CDC and DPWI's statutory and regulatory approvals are in place and procedures implemented, prior to any construction activities commencing. These include, but are not limited to:
 - i. Safety, Health and Environmental Management Plans;
 - ii. Agreed Project Execution Plan;
 - iii. Human Resource Management Plan;
 - iv. Third Party Approvals, such as the approvals from the:
 - Department of Public Works
 - Local Authority
- (ff) Alternative bids may be submitted. An Alternative bid shall be submitted on a separate completed set of bid documents and shall be clearly marked "Alternative Bid" to distinguish it from the unqualified bid. Bid documentation documents that the CDC will not be bound to consider alternative bids. Where the alternative bid is not accompanied by the original bid such submission will be declared non-responsive and shall not be evaluated.
- (gg) The CDC reserves the right, in its sole discretion, to reject any bid where it appears to the employer that the Tenderer does not comply with any of the requirements set out above.

Collection of Documents

The documentation for this RFP Process can be downloaded from the CDC's [website: www.coega.com](http://www.coega.com) or the National Treasury e-tender portal from **Friday, 05 December 2025 at 10h00**. The CDC will not take responsibility for any errors that may occur in the downloading of documents. Tenderers are therefore required to ensure that they download the full pack with no missing pages.

Bid Communication

All queries relating to this tender may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management strictly via e-mail: Cpttenders@coega.co.za between the period of **05 December 2025 to 26 January 2026**. No new queries received **after 26 January 2026** will be responded to. Bidders are hereby notified that CDC will observe the annual December shutdown period, during which official operations and staff availability will be limited. Any correspondences, requests for clarification, or responses related to this tender submitted during the shutdown period, from **12 December 2025**, may only be attended to once operations resume in January, **12 January 2026**. CDC shall not be held liable for any delays in communication resulting from the shutdown period.

Mandatory Briefing Session

A Compulsory Site Briefing Meeting will be held at Tuen Coega Development Corporation located at 60 St Georges Mall, 11 floor, South African Reserve Bank Building on **Tuesday, 20 January 2026, at 10h00** where representatives from the Coega Development Corporation and DPWI will meet prospective Tenderers. The briefing minutes will be shared with the Tenderers who have attended the briefing meeting and will also be published on the CDC website.

Closing date and time

The closing date and time for the receipt of complete bid documents is **Monday, 02 February 2026 at 12h00, One original completed bid document and one flash drive** (with one electronic Priced Activity Schedule (PAS) shall be placed in a sealed envelope clearly marked:

“CDC/391/25: “APPOINTMENT OF A CONTRACTOR TO PROVIDE A TURNKEY SOLUTION FOR THE PURCHASE & INSTALLATION OF BACK-UP POWER GENERATORS AND ANCILLARY WORKS FOR OFFICIAL RESIDENCE OF THE PARLIAMENTARY MEMBERS OF THE EXECUTIVE IN CAPE TOWN”

Documents are to be placed in the tender box at the **CDC Cape Town Office 60 St Georges Mall, 11 floor, South African Reserve Bank Building, Cape town, 8000**.

Note: Tenderers must produce a valid South African identification document at the security desks to be allowed access to the CDC office where the briefing will be held and submission of bids.

Bids will not be opened in public, 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.

Tenderers must ensure that all bid documents are submitted in a secure, sealed, tamper-proof envelope or container. The submission must be secure against any form of tampering, alteration, removal, or insertion of documents. Any bid submission received in packaging that appears to be torn, unsealed, loose papers or otherwise compromising the integrity of the contents may be deemed non-responsive and disqualified at the discretion of the CDC.

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

No telephonic or any other form of communication relating to this Bid with any other CDC member of staff, CDC Agent, Client, or any other role players will be permitted.

All enquiries regarding this tender must be in writing only, and must be directed to:

Ms. Zine Mtanda, Unit Head: Supply Chain Management; e-mail address: Cpttenders@coega.co.za

There shall be no disclosure, other than to the Client's legal and technical advisors of the tender amounts, method of work, terms, conditions, etc., to any other Bidder nor to any parties who have not submitted tender documents. The CDC reserves the right not to accept the lowest proposal in part or in whole or any proposal.

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BLACKMAIL / INTIMIDATION
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BBBEE LEVEL 1 CONTRIBUTOR
ISO 9001:2015 • ISO 14001:2015 • ISO 45001:2018
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