

INVITATION TO TENDER

PREFERRED SERVICE PROVIDERS FOR VARIOUS MAINTENANCE SERVICES FOR COEGA DEVELOPMENT CORPORATION

CONTRACT NO: CDC/173/26 ET AL

The Coega Development Corporation (CDC) is headquartered in Gqeberha, Nelson Mandela Bay Metropolitan Municipality, South Africa, with a strategic operational footprint in SA 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. It seeks to achieve this 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 quality complex infrastructure and related projects throughout SA 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 infrastructure planning and development for National, Provincial, Local Government Departments and State-owned Entities, 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.

INVITATION AND SCOPE OF WORK

The Coega Development Corporation (CDC) is inviting capable and competent Service Providers with proven experience and track-record where CDC is located in Gqeberha at the SEZ, Coega Village, Bluewater Bay Sunrise Hotel (BWB Sunrise Hotel) and Nelson Mandela Bay Logistics Park (NMBLP) Tenants, Kariega for the provision of Planned, Reactive and Corrective Maintenance into the Coega Development Corporation Pty Ltd managed and operated buildings as per the table below. In instances where a bidder provides services across multiple disciplines, the bidder must clearly identify the exact service(s) being tendered for in this submission, with reference to Table 1 below.

INSTRUCTIONS TO BIDDERS RELATING TO TABLE 1

CIDB GRADE REQUIRED	CONTRACT NUMBER	CONTRACT DESCRIPTION	SCOPE OF WORK
4ME or higher	CDC/173/26	HVAC and Refrigeration Maintenance	Carry out reactive and preventative planned maintenance service on HVAC and Refrigeration
4ME & 4EB or higher	CDC/174/26	Emergency Power Maintenance	Carry out reactive and preventative planned maintenance service on Emergency Power systems to ensure reliability and continuous operation
2SF or higher & ASIB Registered	CDC/175/26	Fire Pump House Maintenance	Carry out reactive and preventative planned maintenance service on Fire Pump Houses in line with ASIB requirements and compliance
2SF or higher & ASIB Registered	CDC/176/26	Fire Automated Sprinkler Installations Maintenance	Carry out reactive and preventative planned maintenance service on Fire Automated Sprinkler Installations in line with ASIB requirements and compliance
2SF or higher	CDC/177/26	Fire Extinguishing Equipment and Detection Systems Maintenance	Carry out reactive and preventative planned maintenance service on Fire protection and detection equipment and systems
3SG or higher	CDC/178/26	Replacement, Installation and Maintenance of Aluminum Doors and Windows and facades	Carry out planned reactive and preventative planned maintenance service including replacements of aluminum doors, windows and facades

The CDC is intending to secure service from reputable service providers for the required maintenance levels and enter into a **60 Months service level agreement** contract. The CDC **Service Level Agreement** shall be utilised to manage and monitor all service rendition expectations with clear turnaround times and legal provisions.

CONDITIONS OF TENDER

- Bidders must be registered with the Construction Industry Development Board (CIDB) and must have an active CIDB Contractor Grading designation as indicated on Table 1 above. Bidders that are submitting as JV's, should ensure that their CIDB combined grading does meet the minimum indicated CIDB grading levels in Table 1 above.
- Contractors with a CIDB grading below the minimum required grading level are not eligible to bid.
- Bidders carrying a CIDB grading higher than a 6 in the respective service classification are eligible to bid but will be recommended to comply with CDC SMME 35% Target on work apportioning should they be successful.
- Bidders are required to have a valid and current CIDB registration on the date of closing and required to maintain this registration throughout the Tender Evaluation period. Failure to do so will invalidate the tender.
- The CDC's Procurement Policy and Procedures shall apply.
- The following legislation shall apply:
 - Public Finance Management Act (PFMA); Act No. 29 of 1999
 - Construction Industries Development Board Act, Act 38 of 2000
 - National Treasury Regulations;
 - Preferential Procurement Policy Framework Act (PPPFA), 2000;
 - Preferential Procurement Regulations, 2022;
 - Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - Compensation for Occupational injuries and disease Act (130 of 1993);
 - Disaster Management Act (57 of 2002)
 - BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013);
 - National Archives of SA Act, (43 of 1996); and
 - Any other applicable legislation.
- The total sums of tendered rates will be used for evaluation of bids purpose only; however the appointment will be based on rates submitted. The 80/20 preference point system will be used where points allocation will be as follows:
 - Price – 80.00
 - Specific goal – 20.00
- 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 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 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. The consortia/ Joint Venture must submit a consolidated B-BBEE Certificate as well as individual B-BBEE Certificates /affidavits of their own entities to confirm the type of enterprise.
- A Sworn Affidavit Annexure H must be completed only if a bidder does not have a BBBEE Accredited Certificate and is an SMME. If a bidder uses a generic Affidavit, a score of zero will be allocated under quantitative assessment. The Amended Construction codes affidavit MUST be the one completed to obtain points.
- 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. The CDC may verify company registration with CIPC through Biz Portal.
- All Bidders must be Value Added Tax (VAT) Vendors and their Form of Offer must include VAT. 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.
- Bidders (all the members in the Tendering 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. MAAAO.
- The CDC will only award the Tender to a Successful Tenderer who is tax compliant. The tax compliant status of the Tenderers (and all the members in the Tendering Team in the case of Consortia or Joint Ventures) will be verified through the CSD and South African Revenue Services (SARS) website.
- CDC will not award more than two active Projects to one Tenderer. Capacity assessments can be conducted to confirm the recommended Tenderer is capable of providing the required level of service during the contract tendered for.
- 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 Tenderers will be disqualified should they be found to be in contravention of this requirement.
- The Bidders must nominate a person who will be their Overall Project Team Leader. The Overall Project Team Leader:
 - Should have delegated authority to sign:
 - The Tender Submissions.
 - Any correspondence with the CDC during the Tendering process.
 - The Agreement to be entered into with the Successful Tenderer; and
 - Any correspondence during the Contract Execution Phase.
 - 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.
 - Will be the sole point of contact between the CDC and the Tenderer during this Tendering process, and during contract execution (i.e. for the Successful Tenderer).
 - 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.
- Entities are not permitted to be a member of more than one (1) JV/Consortium or Tendering Team.
- Tenderers must complete and sign the POPI Act consent Form G. In the case of a Joint Venture/ Consortium, a separate form in respect of each party to the JV must be completed.
- Any misrepresentation of information will lead to immediate disqualification of the Tenderer'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.
- 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) and Disaster Management Act, Act (57 of 2002), National Environmental Management Act, Act (107 of 1998), National Archives of SA Act.(43 of 1996); read with all relevant legislations throughout the duration of the contract. Upon appointment of the successful Tenderer, the service provider will be required to develop Occupational Health, Safety and Environmental Management Systems in compliance to the CDC Norms and Standards.
- Incomplete Tender document Submissions will be deemed to be non-responsive.
- The tender validity period shall be twenty-four (24) weeks from the date of tender closing.
- It is incumbent upon and the responsibility of the Prospective Bidders to submit their full and correct contact details when they download the Request for Proposal (RFP) Document to enable any communication that the CDC might need to issue to all the Prospective Bidders during the bidding process to be realised. The CDC will not be accountable for any such omission or failure by the Prospective Bidders.
- Tenders must only be submitted on this tender document that is applicable to Gqeberha and Kariega.

RFP documents will be available for downloading from the Coega Development Corporation website, www.coega.co.za and National Treasury e-Portal from **Friday, 10 April 2026 at 10h00 am**. Potential bidders will be required to provide their email addresses on the CDC website before downloading the documentation for correspondence purposes. Potential bidders must therefore ensure that the email addresses are correct.

Queries relating to this RFP document may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management e-mail tenderscdc17326@coega.co.za between the period of **10 April 2026 to 06 May 2026**. No new queries received after the **06 May 2026** will be entertained.

Mandatory briefing meeting will be held at the Mthawelanga Hall, Vulindlela Accommodation and Conference Centre, Addo Road, Gqeberha (Building opposite the Truck-In-Stop/Caltex Garage) on the **23 April 2026 @10H00**. One bidder/ representative is not allowed to sign for more than one entity/company in the briefing meeting.

The closing dates and times for the delivery of completed bids are as per **Table 2** below.

One original completed bid document shall be placed in a sealed envelope clearly marked with the Contract Number and Contract Description bidding for: **E.G: "CDC/174/26 - PREFERRED SERVICE PROVIDER FOR EMERGENCY POWER MAINTENANCE"** are to be lodged and submitted at **Document Control office at the Reception, at the Coega Development Corporation Main Office, Coega Business Centre, Cnr. Alcyon Road & Zibuko Street, Zone 1, Coega, as highlighted in table 2 below**. Bidders are to ensure that the discipline, contract number and the discipline tendering for are written on the enveloped where the bid document is contained.

TABLE 2

DISCIPLINE	CONTRACT NO.	CIDB GRADE	DESCRIPTION	CLOSING DATE
Mechanical	CDC/173/26	4ME or higher	HVAC AND REFRIGERATION MAINTENANCE	Monday, 25 May 2026 at 12h00
Mechanical and Electrical	CDC/174/26	4ME & 4EB or higher	EMERGENCY POWER MAINTENANCE	Monday, 25 May 2026 at 12h00
Mechanical	CDC/175/26	2SF or higher & ASIB Registered	FIRE PUMP HOUSE MAINTENANCE	Wednesday, 27 May 2026 at 12h00
Mechanical	CDC/176/26	2SF or higher & ASIB Registered	FIRE AUTOMATED SPRINKLER	Wednesday, 27 May 2026 at 12h00
Mechanical	CDC/177/26	2SF or higher	FIRE EXTINGUISHING AND DETECTION MAINTENANCE SERVICE	Wednesday, 27 May 2026 at 12h00
Aluminium Installations	CDC/178/26	3SG or higher	REPLACEMENT, INSTALLATION AND MAINTENANCE OF ALUMINIUM DOORS AND WINDOWS AND FACADES	Friday, 29 May 2026 at 12h00

Bidders 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.

Incomplete RFP Document and failure to provide mandatory information required in this bid will result in the submissions being deemed null and void and shall be considered non-responsive.

Telegraphic, telexed, tippexed, facsimiled, emailed 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 bid will be permitted. All enquiries regarding this bid must be in writing only, and must be directed to:

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Ms. Zine Mtanda, Unit Head: Supply Chain Management; e-mail address: tenderscdc17326@coega.co.za

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

TIP-OFFS ANONYMOUS HOTLINE:
STOP: THEFT / FRAUD / DISHONESTY / BRIBERY /
BLACKMAIL / INTIMIDATION
Call Toll-free TODAY: 0800 007 035 and remain anonymous.



• right PLACE • right TIME • right CHOICE

BBBEE LEVEL 1 CONTRIBUTOR
ISO 9001:2015 • ISO 14001:2015 • ISO 45001:2018
ISO 20000-1:2018 • ISO 27001:2022

