

TENDER NOTICE AND INVITATION TO BID
EMPLOYER’S REPRESENTATIVE SERVICES FOR THE EPC/TURNKEY
PROJECT FOR DESIGN AND CONSTRUCTION OF PHASE 2 INTERNAL
ENGINEERING SERVICES – TSHWANE AUTOMOTIVE SPECIAL ECONOMIC
ZONE
CONTRACT NO: CDC/173/24

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 has been appointed as an Implementing Agent and is working together with the Tshwane Automotive SEZ (TASEZ) and the Department of Trade, Industry and Competition (DTIC) to deliver the SEZ to the people of Tshwane, Gauteng and South Africa by driving socio-economic growth through industrialisation.

INVITATION TO TENDER

The Coega Development Corporation (CDC) is inviting capable and competent Service Providers with proven experience and track-record in performing the Employer’s Representative Services for the design and construction of Bulk Earthworks and Internal Engineering Services to submit their Proposals for the Employer’s Representative Services for the Design and Construction of Phase 2 Internal Engineering Services-Tshwane Automotive Special Economic Zone to be in The Willows 340-JR to be known as Samcor Park X10. The Phase 2 Internal Engineering SERVICES-TSHWANE AUTOMOTIVE SPECIAL ECONOMIC ZONE entails design, constructing and commissioning of the Internal Engineering Services.

The Bidders are required to provide services of the Engineering Council of South Africa (ECSA) Professionally Registered Civil Engineer or Professional Engineering Technologist.

PROJECT SCOPE OF WORKS

The project scope of work entails providing Employer’s Representative Services for the design and construction of the PHASE 2 INTERNAL ENGINEERING SERVICES-TSHWANE AUTOMOTIVE SPECIAL ECONOMIC ZONE and associated works by the EPC/ Turnkey Contractor.

The EPC contractor’s high level scope of work of this project entails the following in compliance with City of Tshwane specifications:

- Designs of Bulk earthworks including site platforms for individual industrial facilities;
- Design and construction of internal roads and stormwater reticulation;
- Design and construction of Bulk internal water storage facility and reticulation including portable and fire water from identified/proposed external site connections;
- Design and construction of internal sewer reticulation and connection to identified/proposed external connections points (to outfall sewer);

The Employer’s Representative under FIDIC Conditions of Contract for EPC/Turnkey Projects Second Edition 2017 (FIDIC Silver Book) plays a crucial role in ensuring the successful execution of a project. The Employer’s Representative plays a vital role in protecting the Employer’s interests, ensuring effective communication, and facilitating a successful project outcome under the FIDIC Silver Book 2017 Conditions of Contract. The Employer’s Representative Services scope of services is expected to commence following the appointment of a successful Design and Build EPC/Turnkey Contractor for the TASEZ PHASE 2 INTERNAL ENGINEERING SERVICES-TSHWANE AUTOMOTIVE SPECIAL ECONOMIC ZONE.

The main objectives of the Employer’s Representative will be:

Fulfil the functions of the Employer’s Representative in accordance with the FIDIC Silver Book 2017 Conditions of Contract. To act on behalf of the Employer in providing contract administration, oversight at both design, construction implementation and close out stages of the project.

Accountable and reporting to the Employer, to ensure that the Employer’s desired outcomes and/or performance specifications are being effectively delivered by the EPC/Turnkey contractor throughout the project stages and processes.

Refer to section 6 of the RFP document for detailed scope of work.

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) Respondents must comply with the CDC’s Procurement Policy & Procedures.
- (b) The following legislation shall apply:
- (i) Public Finance Management Act (PFMA) (Act No. 1 of 1999);
 - (ii) Preferential Procurement Policy Framework Act (PPFPA), 2000;
 - (iii) The Preferential Procurement Regulations 2022.
 - (iv) National Treasury Regulations.
 - (v) The National Qualifications Framework Act (Act No. 67 of 2008);
 - (vi) The National Qualifications Framework Amendment Act (Act No. 12 of 2019);
 - (vii) The Skills Development Act (Act No. 97 of 1998);
 - (viii) Occupational Health and Safety Act and Regulations Act (Act No. 85 of 1993);
 - (ix) Compensation for Occupational injuries and disease Act (Act No.130 of 1993);
 - (x) National Environmental Management Act, NEMA (Act No. 107 of 1998);
 - (xi) National Water Act, NWA (Act No. 36 of 1998);
 - (xii) National Heritage Resources Act, NHRA (Act No. 25 of 1999);
 - (xiii) Disaster Management Act (Act No. 57 of 2002);
 - (xiv) Board-Based Black Economic Empowerment (BBBEE) Act (Act No. 53 of 2003), as amended by Act No. 46 of 2013);
 - (xv) Competition Act (Act No. 89 of 1998);
 - (xvi) Protection of Personal Information Act (Act No. 4 of 2013); and
 - (xvii) Any other applicable legislation.
- (c) The **80/20** preference point system will be used where points allocation will be as follows:
- Price – **80.00,**
 - Specific goal – **20.00.**
- (d) Bidders 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.
- (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). QSE with at least 51% or 100% black shareholding and EMEs with an annual turnover of above R1.8 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 R1.8 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) Proof of registration with Treasury’s Centralized Supplier Database (CSD) or provide a Treasury CSD registration number e.g. MAAAO...
- (g) The CDC will only award the tender to a bidder who is tax compliant. The tax compliance status of the bidders will be verified through CSD and South African Revenue Services (SARS) website. Prospective bidders must ensure that they are Tax Compliant throughout the validity period of the bid in review.
- (h) Bidders must be Value Added Tax (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 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.
- (i) Bidders will be evaluated on functionality and are expected to meet the minimum of 70 points threshold in order to be evaluated further. The evaluation criteria for assessing the quality/functionality and weight of each criterion are provided under Section 11.2 of the RFP document.
- (j) The CDC will not award more than five (5) active projects to one bidder, unless one project has reached 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.
- (k) Bidders 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;
- (l) One JV partner is not permitted to form part of more than one bid in terms of the Competition Act 89 of 1998;
- (m) Public servants are prohibited from doing 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 done, and Bidders will be disqualified should they be found to be in contravention with the Regulations. If the Bidder has been granted permission by Treasury, the letter must be provided with the bid document.
- (n) Bidders are required to note the following:
- (i) The Employer’s Representative must be a professional Civil Engineer (Pr Eng) or professional Engineering Technologist (Pr Tech Eng) duly registered with ECSA; and
 - (ii) Be registered as a Professional Construction Project Manager (PrCPM) with SACPCMP and have demonstrated FIDIC contract administration experience in similar scope of services. Only professional registration accepted and registration as a candidate will not be accepted.
 - (iii) Must provide Level 1 Supervision (as per ECSA, Guideline Professional Fees Gazetted on 26 March 2021, No. 44333; and
 - (iv) Must have experience in administering FIDIC form of contracts, have a professionally registered Civil Engineer or Engineering Technologist with ECSA.
- (o) 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 No. 130 of 1993), National Environmental Management Act (Act No. 107 of 1998) and Disaster Management Act (Act No. 57 of 2002) and, all relevant legislations throughout the duration of the contract.
- (p) Submissions from a Bidder which did not attend the Compulsory Briefing Meeting will be disqualified and not evaluated.
- (q) 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.
- (r) The tender validity period shall be **twelve (12) weeks** from the RFP closing date.

The documentation for this RFP Process can be downloaded from the CDC’s website: www.coega.co.za from **Friday, 14 June 2024 at 10h00**. No hard copies of the RFP Document will be made available by the CDC to any Bidder.

A **Compulsory Briefing Meeting** will be held at **Tshwane Automotive SEZ, Manitoba, The Willows 340-Jr, Pretoria, (Phase 1 Venue: Central Hub Parking)** where representatives from the Coega Development Corporation and Consultants will meet prospective Bidders. **The GPS coordinates to the site are as follows: (-25.726485, 28.344639)(opposite Ford Company of South Africa Gate 4), on Friday, 21 June 2024, at 10h00** and the **NON-COMPULSORY** site visit will commence at **12:00 on Friday, 21 June 2024** for the prospective Bidders to familiarise themselves with the site conditions.

Queries relating to this RFP may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management strictly via e-mail: GPTenders@coega.co.za between the period of **14 June 2024 to 01 July 2024**. No new queries received after **01 July 2024** will be considered.

The closing date and time for the receipt of complete bid documents is **12h00, Monday, 08 July 2024**. One original completed bid document and one flash drive (with electronic version of the bid) shall be placed in a sealed envelope clearly marked:

“CDC/173/24 – EMPLOYER’S REPRESENTATIVE SERVICES FOR THE EPC/TURNKEY PROJECT FOR DESIGN AND CONSTRUCTION OF PHASE 2 INTERNAL ENGINEERING SERVICES-TSHWANE AUTOMOTIVE SPECIAL ECONOMIC ZONE.”

Bids will not be opened in public. No late submissions will be considered. 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 the staff, CDC Agent, CDC Client, or any other role players will be permitted.

All enquiries regarding this bid must be in writing only, and must be directed to:
Ms Zine Mtanda, Unit Head: Supply Chain Management; e-mail address: GPTenders@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.

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 27001:2013

