



INVITATION TO TENDER

CONTRACT NO. CDC/67/24

CONSTRUCTION OF AN AUTOMOTIVE FACILITY FOR STELLANTIS IN ZONE 2 OF THE COEGA SEZ

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.

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The Coega Development Corporation (CDC) is inviting capable and competent Service Providers with proven experience and track-record to submit their bids for the Construction of an Automotive Facility in Zone 2 of the Coega SEZ. The Service Providers must have a CIDB Contractor Grading designation of **9GB**, emerging contractors with a CIDB Contractor grading designation of **8GB PE** are not eligible to make submissions and will not be considered.

SCOPE OF WORK

Stellantis Group is a multinational automotive manufacturing corporation, headquartered in Amsterdam, Europe. It is the fourth largest automaker in the world with sixteen (16) brands under its umbrella, namely, Jeep, Fiat, Opel, Peugeot, Maserati, Abarth, Alfa Romeo, Chrysler, Citroen, Dodge, DS Automobiles, Fiat Professional, Lancia, Mopar, Ram and Vauxhall.

The project will entail the construction of approximately 46 303m² warehouse spaces, with approximately 2 941m² canopies, and approximately 1 882m² ancillary buildings, including all sewer, stormwater, water, fire protection, electrical reticulation and roads, container yard, test tracks, ancillary buildings, perimeter fence, etc. Some of the civil services will require the extension and upgrading of the existing networks where necessary. The Scope of Works is detailed in the bid document.

CONDITIONS OF TENDER

- (a) Bidders must be registered with the Construction Industry Development Board (CIDB) and must have an active CIDB Contractor grading of **9GB**. Emerging contractors with a CIDB Contractor grading designation of **8GB PE** are not eligible to make submissions.
- (b) Bidders are required to have a valid and current CIDB registration on the date of closing and are required to maintain this registration throughout the Bid Evaluation period. Failure to do so will invalidate the bid.
- (c) The CDC's Procurement Policy & Procedures shall apply.
- (d) The following shall apply:
 - (i) Public Finance Management Act (PFMA);
 - (ii) Preferential Procurement Policy Framework Act, 2000
 - (iii) The Preferential Procurement Regulations 2022
 - (iv) National Treasury Regulations.
 - (v) The Construction Industry Development Board (CIDB) Act 38 of 2000
 - (vi) The National Qualifications Framework Act (Act No. 67 of 2008)
 - (vii) The National Qualifications Framework Amendment Act (Act No. 12 of 2019)
 - (viii) The Skills Development Act (Act No. 97 of 1998)
 - (ix) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - (x) Compensation for Occupational injuries and disease Act (130 of 1993);
 - (xi) NEMA National Environmental Management Act (107 of 1998)
 - (xii) Disaster Management Act, (57 of 2002)
 - (xiii) Broad Base Black Economic Empowerment (BBBEE) Act Number 53 of 2003 (as amended by Act number 46 of 2013);
 - (xiv) National Building Regulations and Building Standards, Act 103 of 1977 with Amendments,
 - (xv) Infrastructure Development Act, Act 23 of 2014, and
 - (xvi) Any other applicable legislation
- (e) The 90/10 preference point system will apply, where:
 - Price – 90.00
 - Specific Goals – 10.00
- (f) An Entity that is part of the JV / Consortium is not permitted to form part of more than one bid submission as this is regarded as Conflict of Interest.
- (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) Bidders 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 bidder submitting proof of registration as a VAT vendor with SARS.
- (i) 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. 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.
- (j) Proof of registration with National Treasury's Centralized Supplier Database (CSD) or provide a National Treasury CSD registration number e.g., MAAA0...
- (k) The CDC will only award the tender to a bidder who is tax compliant. The tax status of the bidders will be verified through CSD and SARS website.
- (l) No competitive bids will be awarded to a person or entities who are not Tax Compliant, therefore prospective bidders must ensure that they are Tax Compliant throughout the validity period of the bid in review.
- (m) Bidders will be evaluated on functionality and are expected to meet the minimum of 70% threshold to be evaluated further. The evaluation criteria for assessing functionality and weight of each criterion are provided in the tender document.
- (n) CDC will not award more than two 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.
- (o) 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.
- (p) 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.
- (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) It is incumbent upon and the responsibility of the Prospective 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 to all the Prospective Bidders during the bidding process to be realized. The CDC will not be accountable for any such omission or failure by the Prospective Bidders.
- (s) Attendance of the Briefing Meeting by at least one member of the Company or JV/Consortium is compulsory.
- (t) The successful bidder will be required to comply with the National Environmental Management Act, (107 of 1998), National Heritage Resources Act, (25 of 1999), Occupational Health and Safety Act and Regulations, Act (85 of 1993), Compensation for Occupational Injuries and Disease Act, Act (130 of 1993), Disaster Management Act, Act (57 of 2002) and, all relevant and applicable 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.
- (u) The successful Bidder (Contractor/s) will be required to provide full details or profile of Construction Environmental Officer (CEO) upon award during construction phase, must have necessary competencies and resources to execute his or her duties with requirements by the environmental legislations and its conditions, where applicable.
- (v) The CIDB B.U.I.L.D. Programme shall apply to this contract. In such instances, the CIDB Standard for Indirect Targeting for Enterprise Development Through Construction Works Contracts, and the CIDB Standard for Developing Skills Through Infrastructure Contracts shall apply.
- (w) Bidders must complete and sign the POPI Act consent form.
- (x) Bidders will be encouraged to comply with the CDC SMME 33% Target on work should they be successful.
- (y) Upon award the successful Bidder will be required to provide a valid proof of registered Construction Health and Safety Officer or Construction Health and Safety Manager (CHSO/CHSM) with SACPCMP within the prescribed period. No candidate registration will be accepted. The CHSO/CHSM must have proven record of years 10 years or more.
- (z) Incomplete Tender document Submissions will be deemed null and void and shall be considered non-responsive.
- (aa) Tenders must only be submitted on the tender document that is issued.
- (bb) Tender validity shall be twenty-four (24) weeks, counting from the closing date of bid submissions.

Bid documents for this Tender Process can be downloaded free of charge from the CDC Website: www.coega.com or National Treasury e-tender portal publication from **12h00** on **20 September 2024**. The CDC will not take responsibility for any errors that may occur in the downloading of documents. Bidders are therefor required to ensure that they download the full pack with no missing pages.

In case a bidder prefers to purchase a physical bid document, bid documents can be collected from the CDC's Main Office, situated at Coega Business Centre, Cnr Alcyon Rd and Zibuko Street, Zone 1, Coega SEZ, Gqeberha from **12h00 on 20 September 2024** at a non-refundable bid fee of **R 1,500.00** per set of documents drawn, payable by means of electronic transfers to Account Name: CDC; Standard Bank, Port Elizabeth, Branch Code 000017, Account No: 0000 08000 8224. Bidders are required to use the contract number as a reference. Proof of deposit is required upon collection of the bid documents. **NO CASH WILL BE ACCEPTED.** No hard copies of the Tender Document will be available or issued at the Briefing Meeting to any Bidder. Due to the size of the tender drawings, a CD will be issued at the Mandatory Briefing Meeting or Bidders can collect a CD at the CDC's Main Office, situated at Coega Business Centre, Cnr Alcyon Rd and Zibuko Street, Zone 1, Coega SEZ, Gqeberha.

Queries relating to the issue of these documents may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management e-mail: tenders6724@coega.co.za between the period of **20 September 2024 – 14 October 2024**. No new queries received after **14 October 2024** will be considered.

A **mandatory briefing meeting** will be held on **Tuesday, 01 October 2024 at 10h00** at **Coega Vulindlela Accommodation and Conference Centre, Mthawelanga Meeting Venue, 1 Addo Road, Markman, Gqeberha (-33.788394999861524, 25.618336807929275)** where representatives from the Coega Development Corporation will meet prospective Bidders.

One original of the completed bid document shall be placed in a sealed envelope clearly marked: **“CDC/67/24 – Construction of an Automotive Facility for Stellantis in Zone 2 of the Coega SEZ”**. The closing date and time for the receipt of completed bid documents is **12h00 on Monday, 21 October 2024**. Bids are to be placed in the tender box at CDC Main Office Building, Coega Business Centre, Cnr Alcyon Rd and Zibuko Street, Zone 1, Coega SEZ, Gqeberha. Bids will be opened in public.

Failure to provide any **mandatory information** required in this bid will result in the submissions being deemed non-responsive.

Telegraphic, telexed, tippexed, 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: tenders6724@coega.co.za

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