

INVITATION TO TENDER
DEVELOP AND CONSTRUCT PROJECT FOR NTSHELE CLINIC REPLACEMENT OF
EXISTING FACILITY AT KING SABATA DALINDYEBO MUNICIPALITY IN MTHATHA
CONTRACT NO: CDC/444/26

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 is assisting The Eastern Cape Department of Health (ECDOH) with implementation of infrastructure projects. These projects are aimed at enhancing the health infrastructure leading to developing and transferring skills and reducing poverty.

INVITATION TO TENDER

The Coega Development Corporation (CDC) is inviting capable and competent Contractors with an active CIDB Contractor Grading designation of **7GB or higher** and proven experience and track-record in the planning, design, construction, equipping and commissioning of a medical facility. Emerging contractors with a CIDB Contractor grading designation of 6GB PE are not eligible to make submissions and will not be considered.

The project involves the creation of a turnkey solution for a **Ntshеле Clinic, in Ntshеле Village** at King Sabata Dalindyebo Municipality, Mthatha (**Coordinates: Latitude 31°40'18.4"S and Longitude 28°43'23.9"E**).

The appointed service provider will be responsible for the full scope of work including planning, design, construction, equipping and commissioning of a medical facility. The objective is to deliver fully operational and compliant primary care clinic upon completion. The expected project duration is 24 months. This comprises of 4 months for remaining design processes, and 20 months for the construction, handover and close out activities.

SCOPE OF WORK

The replacement facility will be constructed as a single phase project. The delivery mechanism having been agreed in Procurement Gate 2, amongst other things, follows a Develop & Construct methodology. The design phase of works is to complete the gateway approvals process as mandated by Framework for Infrastructure Delivery and Procurement Management (FIDPM). FIDPM Stage 2 has already been approved by the funder, Eastern Cape Department of Health (ECDoH), with the remaining stages to be completed by the successful bidder.

The detailed scope of works in accordance with FIDPM is as follows:

- (a) Review of Stage 2: Concept and Viability (Preliminary Design)
- (b) Stage 3: Design Development (Detailed Design)
- (c) Stage 4: Procurement and Documentation
- (d) Stage 5: Construction Works, comprising of:
 - (i) Bulk earthworks (cut and fill) to construct roads, parking areas and platforms.
 - (ii) Installation of anti-climb security fencing along the facility boundary;
 - (iii) Bulk Services (water, sanitation, waste, electrical & ICT)
 - (iv) Construction of a new 8-hour primary healthcare facility with accommodation for:
 - (1) Clinical Services, e.g., consulting rooms, counselling, vitals, sputum booths, dispensary;
 - (2) Administration and Staff Areas e.g. main and sub-waiting areas, reception, records, ablutions, and staff rest rooms;
 - (3) Public Areas e.g. Community meeting rooms, waiting areas and walkways
 - (v) Construction of General Support services facilities e.g. Utilities Building, Waste Management, Guard House and on-site Laundry Room;
 - (vi) Site security and facility controlled access;
 - (vii) Staff Accommodation/Nurses Homes;
 - (viii) Landscaping;
 - (ix) Health Technology;
- (e) Stage 6: Hand Over; and
- (f) Stage 7: Commissioning.

Further to the above, the non-infrastructure components socio-economic deliverables that also form part of the project scope and shall be achieved, namely:

- (a) Experiential learning opportunities for built environment graduates in the form of internships; Employment opportunities for the members of the local community; and
- (b) Participation opportunities for local SMME subcontractors in the form of construction work packages.

TENDER CONDITIONS

Failure to adhere to the conditions stated hereinunder or to provide evidence where specified will render the submission non-responsive and the submission may be declared as null and void and will not be considered further.

- (a) Bidders must be registered with the Construction Industry Development Board (CIDB) and must have an active CIDB Contractor grade of **7GB or higher**. Potential bidders with a grading of **6GB PE** will not be eligible for this tender.
- (b) Bidders must submit proof of active registration with the Construction Industry Development Board (CIDB) under the **7GB** contractor grading designation or higher or proof demonstrating that they are eligible and capable of being registered at **7GB**. Bidders must ensure that their CIDB registration is valid and active, or that they are capable of being registered, for the required grading and class of works from the bid closing date up to and including the date of award of the contract. CDC reserves the right to verify the bidder's CIDB registration status on the CIDB website at any stage during the evaluation and adjudication process. Where a bidder is not registered with the CIDB at the bid closing date but claims to be capable of being registered, the bidder must submit, as part of its bid, proof of application for CIDB registration. Failure to maintain an active and valid CIDB registration, or to successfully obtain such registration prior to award where the bidder was only capable of being registered at closing, may result in disqualification or rejection of the bid.
- (c) Entities who intend submitting a bid as a Joint Venture must ensure that their combined grading meets the required CIDB Grading.
- (d) This project will be implemented under the CIDB Best Practise Project Assessment Scheme, known as the B.U.I.L.D Programme, and the successful Bidder will be required to adhere to the requirements of:
 - (i) the CIDB Standard for Indirect Targeting for Enterprise Development Through Construction Works Contracts published in Gazette Notice No. 36190 of 25 February 2013; and
 - (ii) the CIDB Standard for Developing Skills Through Infrastructure Contracts (March 2023).
- (e) Respondents must comply with the CDC's Procurement Policy & Procedures.
- (f) The following legislation shall apply:
 - (i) Public Finance Management Act (PFMA);
 - (ii) Preferential Procurement Policy Framework Act (5 of 2000) (PPPPA);
 - (iii) The Preferential Procurement Regulations 2022;
 - (iv) The Construction Industry Development Board Act 38 of 2000;
 - (v) National Treasury Regulations.
 - (vi) Infrastructure Development Act, 2014;
 - (vii) National Building Regulations and Building Standards Act (103 of 1977);
 - (viii) The National Qualifications Framework Act (Act No. 67 of 2008)
 - (ix) The National Qualifications Framework Amendment Act (Act No. 12 of 2019)
 - (x) The Skills Development Act (Act No. 97 of 1998)
 - (xi) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - (xii) Compensation for Occupational injuries and disease Act (130 of 1993);
 - (xiii) NEMA National Environmental Management Act (107 of 1998);
 - (xiv) Disaster Management Act 57 of 2002
 - (xv) The National Archives and Records Service of South Africa Act (Act No. 43 of 1996)
 - (xvi) National Water - NWA Act, (36 of 1998)
 - (xvii) Protection of Personal Information Act (Act No. 4 of 2013
 - (xviii) BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013); and
 - (xix) Any other applicable legislation.
- (g) The 90/10 preference point system will apply. Points allocation will be as follows:
 - (i) Price – 90.00
 - (ii) Specific goal – (B-BBEE Status level of Contribution) 10.00
- (h) Bidders will be evaluated on functionality and are expected to meet the minimum of 60 points threshold to be evaluated further. The evaluation criteria for assessing functionality and weight of each criterion are provided in the RFP document;
- (i) 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.
- (j) As per the Amended Construction Codes, all Generic entities and QSEs with less than 51% Black ownership are required to submit a valid SANAS-accredited B-BBEE Verification Certificate reflecting all applicable B-BBEE elements. QSEs with at least 51% Black ownership and EMEs with an annual turnover above R3 million must also submit a B-BBEE Verification Certificate issued by a SANAS-accredited verification agency, as they are required to comply with the 40% sub-minimum for the Skills Development element to avoid a discounting of their B-BBEE level. EMEs with an annual turnover of less than R3 million are exempt from the sub-minimum requirement and may submit either a sworn affidavit or a certificate issued by CIPC confirming their ownership and annual turnover. In the case of a Joint Venture (JV) or Consortium, a consolidated B-BBEE certificate must be submitted. The JV certificate must be prepared and issued for this specific project. It must also be accompanied by the individual B-BBEE certificates or affidavits of each participating entity to confirm the type and status of each enterprise."
- (k) Failure on the part of a Bidder 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 BBBEE Level of Contributor certificate issued by an accredited SANAS agency.
- (l) 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;
- (m) Proof of registration with Treasury's Centralized Supplier Database (CSD) or provide a Treasury CSD registration number e.g. MAAA...
- (n) 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 SARS website. The prospective Bidders must ensure that they are Tax Compliant throughout the validity period of the bid.
- (o) The CDC reserves the right, in its sole discretion, to reject any bid where it appears to the employer that the bidder does not comply with any of the requirements set in these tender conditions.
- (p) 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;
- (q) The CDC will not award more than two (2) 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;
- (r) The performance of the Bidders 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 Bidder not being awarded future projects by the CDC as per the CDC Service Provider Performance Management;
- (s) Bidders must complete and sign the PQPI Act consent form. In case of Joint Venture/Consortium, a separate form in respect of each party to the JV must be completed;
- (t) The Bidders must nominate a delegate with an 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.
- (u) 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 Bidders will be disqualified should they be found to be in contravention with the regulations.
- (v) The Successful Bidder will be required to comply with the Occupational Health and Safety Act and Regulations, Act (85 of 1993) and Compensation for Occupational injuries and disease Act, Act (130 of 1993) and all relevant and applicable legislations. Upon appointment of the successful tenderer, it will be required to develop Occupational Health, Safety and Environmental Management Systems to comply with the SANS Norms and Standards. The Bidder 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. 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.
- (w) Upon award the successful Bidder will be required to appoint a Full-Time Construction Health and Safety Officer or Construction Health and Safety Manager (CHSO/CHSM) actively registered with SACPCMP. The CHSO/CHSM must have a proven record of 5 years or more. The CHSO/CHSM will take full responsibility of managing and supervising safety, health and environment throughout the construction duration. No candidate registration will be accepted
- (x) Upon award the successful Bidder (Principal Contractor) will be required to appoint Construction Health and Safety Agent (CHSA) actively registered with South African Council for the Project Construction Management Professions (SACPCMP) to perform safety, health and environmental professional consulting services. The CHSA will take full management and supervision of safety, health and environment during project planning, construction and closeout stages and must have a proven record of 10 years of experience or more. No candidate registration will be accepted.
- (y) In case of a JV award, the entity will be expected to provide valid proof of registration with Compensation Fund or approved Licensed Insurer specified as the JV entity for a specific duration
- (z) In case of JVs/Consortia, the Bidder 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 Bidder upon completion of the procurement process;
- (aa) It is incumbent upon and the responsibility of the Bidders 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 Bidders during the bidding process to be realized. The CDC will not be accountable for any such omission or failure by the Prospective Bidders.
- (bb) Any misrepresentation of information will lead to immediate disqualification of the Bidder and its Submission will be deemed as being null and void. It is imperative that the duly authorized 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.
- (cc) 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 be eliminated in the Responsiveness Assessment.
- (dd) 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.
- (ee) The tender validity period shall be sixteen (16) weeks from the tender closing date.
- (ff) Tenders must only be submitted on the tender document that is issued.
- (gg) The CDC reserves the right, in its sole discretion, to reject any bid where it appears to the employer that the bidder does not comply with any of the requirements set out above.

The documentation for this contract can be downloaded from the CDC's website: www.coega.co.za or the National Treasury e-tender portal from **Friday, 11 September 2026 at 10h00**. The CDC will not take responsibility for any errors that may occur in the downloading of documents. Bidders are therefore required to ensure that they download the full pack with no missing pages

In case a bidder prefers to purchase a physical bid document, the bidder must place an order via dohtenders@coega.co.za . The bid documents can be collected 2 days after placing an order during working hours from CDC's **Mthatha Office, Ground Floor, 76 Blakeway**, Mthatha, 5100, from Tuesday, 15 September 2026 at 10h00, AT THE RECEPTION. No documents will be available or issued at the Briefing Session and should therefore be collected timely beforehand.

Bidders who prefer to purchase a physical bid document, a non-refundable fee of **R700.00 per document** must be deposited or payable by means of electronic transfers to Account Name: CDC ECDOH; Standard Bank, Account No: 000898813, Branch No: 000205, Branch Name: Johannesburg and proof of payment is required upon collection of the bid documents. NO CASH WILL BE ACCEPTED.

All queries relating to this TENDER may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management strictly via e-mail: dohtenders@coega.co.za between the period of **11 September 2026 to 02 October 2026**. No new queries received after the **02 October 2026** will be considered.

A **Compulsory Site Briefing Meeting** will be held at Ntshеле Clinic, in Ntshеле Village at King Sabata Dalindyebo Municipality, Mthatha on **Tuesday, 22 September 2026, at 12h00** where representatives from the Coega Development Corporation will meet prospective Bidders. The GPS coordinates to the site are as follows: **Latitude 31°40'18.4"S and Longitude 28°43'23.9"E Address: Ntshеле Clinic, Ntshеле Village**. The briefing minutes will be shared with the bidders who have attended the briefing meeting and will also be published on the CDC website.

The closing date and time for the receipt of complete bid documents is **12h00, Tuesday, 20 October 2026**. One original completed bid document shall be placed in a sealed envelope clearly marked: **"CDC/444/26: DEVELOP AND CONSTRUCT PROJECT FOR NTSHELE CLINIC REPLACEMENT OF EXISTING FACILITY IN KING SABATA DALINDYEBO MUNICIPALITY IN MTHATHA"**. Documents are to be placed in the tender box at the CDC's **Mthatha Office, Ground Floor, 76 Blakeway, Mthatha, 5100**, the lodging register must be completed by the person dropping the tender document. Bidders using courier services are to ensure that the person dropping the tender document registers the correct bidding entity name. The bids will be opened in public, and the opening register will be posted on the CDC website within 48 hours of the tender closure. **No late submissions will be considered**.

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

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.

Telegraphic, telexed, typed, 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, nor any other 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; email: dohtenders@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.