

INVITATION TO TENDER CONSTRUCTION OF OPEN GATE SPECIAL SCHOOL (COMPLETION CONTRACT) IN UMGUNGUNDLOVU DISTRICT, KWAZULU-NATAL CONTRACT NO: CDC/162/26

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 has been appointed by the Department of Education, KwaZulu-Natal Province (DoE) to assist with rolling out Infrastructure projects for the KwaZulu-Natal School Building Programme (Upgrades and Additions).

INVITATION AND SCOPE OF WORK

The CDC is inviting capable and competent contractors with an active CIDB grading of **7GB or higher**, for the Construction of Open Gate Special School (Completion Contract) in Pietermaritzburg, Umgungundlovu District, Kwazulu-Natal. Potential Emerging Contractor with a CIDB Grading of **6GB PE CIDB are not eligible to make submissions and will not be considered**.

The following main elements for the project in terms of scope of works are, inter alia:

PHASE 01: Completion of existing incomplete school buildings (Blocks B-F)

- Widening of existing foundations of Blocks B, D and E
- Earthworks to central courtyard and parking area
- Construction of new guardhouse (Block A)
- Total completion of existing building blocks (Blocks B-E) including all fittings, fixtures, and finishes; new wheelchair ramp to first floor; external staircases, etc.
- All services to be completed i.e. sewer; water; stormwater; and electrical reticulation
- Construction of Block F (1 x Autism classroom)
- Construction of therapy pool
- Installation of new domestic water tank; new fire water tank; and construction of pump house
- External Works - Completion of all external paving (asphalt and clay bricks), including man-sized chessboard and play-court, Installation of external items including installation of water tanks x 6; flagpole; jungle-gym; water fountain, completion of landscaping

PHASE 02: Decanting

- Convert existing Block K into a temporary girls and boys hostel building with new ablutions and care-givers accommodation, and conduct cosmetic upgrades on Block K including painting; new ceilings; new gutters, downpipes, and fascia boards; etc.
- Convert existing Block L into a temporary kitchen, office, and laundry
- Convert existing Block M into a temporary dining hall and installation of water tanks x 2
- Convert existing mobile classroom adjacent to Block K into a temporary TV room with new wheelchair ramps

PHASE 03:

- Additions and alterations to existing hostel building
- Relocation off site of remaining existing mobile classrooms to allow for hostel extensions
- Construction of additions and extensions to the existing boys' and girls' dormitories
- Construction of new ablutions; new TV rooms; new kitchen and dining facilities; new care-givers accommodation; new laundry room; etc.
- Completion of all external paving, including parking area accessed from rear entrance
- Installation of external items including water tanks x 2
- Installation of 'invisible wall' fencing to separate hostel from school buildings
- Installation of new roof covering to outdoor play area
- All services to be completed i.e. sewer; water; stormwater and electrical reticulations

PHASE 04:

- Sports field and site
- Relocation off site of existing mobile classrooms adjacent to Block K
- Landscaping of sports field area to accommodate new soccer field; running track; and additional play areas

The contract period shall be **twenty-four (24)** calendar months from the date of the site handover, including the annual builder's holidays.

CONDITIONS OF TENDER

- The CDC's Procurement Policy and Procedures shall apply.
- Bidders shall be registered with the Construction Industry Development Board (CIDB) and should have a minimum active CIDB Contractor grading of 7GB or higher, potential emerging contractors with 6GB PE CIDB grading are not eligible to make submissions and will not be considered.
- The following legislation shall apply:
 - Public Finance Management Act (PFMA).
 - Preferential Procurement Policy Framework Act, 2000
 - The Preferential Procurement Regulations 2022
 - The CIDB Act 38 of 2000
 - National Treasury Regulations.
 - The National Qualifications Framework Amendment Act (Act No. 12 of 2019)
 - The Skills Development Act (Act No. 97 of 1998)
 - Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - Compensation for Occupational Injuries and Disease Act (130 of 1993);
 - BBEE Act Number 53 of 2003 (as amended by Act Number 46 of 2013);
 - NEMA National Environmental Management Act (107 of 1998);
 - Disaster Management Act, (57 of 2002); and
 - National Building Regulations and Building Standards Act (103 of 1977).
 - National Archive and Records Services Act of South Africa.
 - Any other applicable legislation.
- The Bidders must provide all the required information to enable fair and equitable evaluation of submitted Bids. Failure to submit such information might render the Bid to be deemed as being non-responsive and not to be considered further.
- 90/10 preference points will apply.
The allocation of preference points will apply as follows:
 - Price - 90
 - Specific Goals which are B-BBEE Level of Contributor -10
- Bidders and all their Consortium/Joint Venture (JV) members, if any, must confirm their company registration with the Companies and Intellectual Property Commission (CIPC) (formerly CIPRD) as CDC will not award any bid to any business that appears on the CIPC List of de-registered businesses.
- All Bidders must be Value Added Tax (VAT) Vendors and the Form of Offer must include VAT. 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.
- Bidders (all the members in the Bidding 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., MAAA0....
- The CDC will only award the Bid to a Successful Bidder who is tax compliant. The tax compliant status of the Bidders (and all the members in the Bidding Team in the case of Consortia or Joint Ventures) will be verified through the CSD and South African Revenue Services (SARS) website.
- 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 annual turnover of above R 3 million are required to a B-BBEE verification certificate from SANAS accredited verification agency as they have to comply with 40% sub-minimum requirement on the QSE Skills Scorecard to avoid being discounted a level. EMEs with a turnover of less than R 3 million are exempted from complying with the sub-minimum requirement and may submit an affidavit or a certificate issued by CIPC, confirming their ownership and annual turnover. Please also refer to the B-BBEE Affidavit Template.
- Bidders must complete and sign the POPI Act form. In the case of a Joint Venture/Consortium, a separate form in respect of each party to the JV must be completed.
- 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.
- Bids will be evaluated based on functionality assessment, and bidders are required to meet the minimum threshold of **70 points** to pass functionality to be evaluated further.
- The contingency funds will be under the control of the client and not the contractor.
- CDC will not award more than two active projects to one bidder, unless one project has reached at least 80% practical completion stage. Capacity assessment may be conducted in an event that the recommended bidder is the only responsive service provider and has already been awarded other two contracts.
- Public servants are prohibited from conducting any form of business with any organ 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 the Bidders will be disqualified should they be found to be in contravention with this requirement.
- 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 (130 of 1993), and Disaster Management Act, Act (57 of 2002), and all relevant legislation 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 SANS Norms and Standards. CDC SHEQ Unit will monitor compliance and implementation of Occupational Health and Safety, Environmental and Quality requirements for the duration of the contract.
- 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 (CHSD/CHSM) with SACPCMP within the prescribed period. No candidate registration will be accepted. The **CHSO/CHSM** must have **5 years or more relevant** proven record of years of experience.
- This contract will be implemented under the CIDB Best Practice Project Assessment Scheme, known as the BUILD Programme. If so, then the successful bidders will be required to achieve the set targets in the Standard for Developing Skills Through Infrastructure Contracts as published in Government Gazette No. 48491 of 28 April 2023, and the Standard for Indirect Targeting for Enterprise Development Through Construction Works Contracts as published in Government Gazette No. 36190 of 25 February 2013.
- The CDC may accept or reject the tender offer or may cancel the tender process and reject all tender offers at any time before the formation of a contract. The CDC shall not accept or incur any liability to a Bidder for such cancellation and/or rejection, but will give written reasons for such action.
- Entities and/or individual members are not allowed to be members of another Bidding Team, JV/Consortium or subcontractor for this contract.
- If there are any changes in the composition of the Key Personnel in the Bidding Team at any point after the award of the bid, the Bidder would be required to advise the CDC of such, where the credentials of the replacement should not be less than those provided in the approved tender submission. Such changes must be approved by the CDC's delegated personnel.
- Bidders are requested to provide an Intent to Enter into a JV/Consortium Agreement. The actual Agreement will need to be finalised, signed, and submitted by the JV/Consortium Partners of the successful Bidder at the conclusion of this Bidding process.
- 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 authorised person conducts quality control on all the documentation to be submitted to the CDC as part of the tender document and signs the submission as correct and sound documentation that the CDC could put its reliance on.
- It is incumbent upon and the responsibility of the Prospective Bidders to submit their full and correct contact details when they download the Bid 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 by the prospective bidders.
- Late Submissions, i.e., Submissions received after the closing date and/or time for this tender, **20 May 2026 @ 12h00**, will not be accepted.
- No telephonic or any other form of communication with any other CDC member of staff, other Procurement representative, relating to this request for tender will be permitted. All enquiries regarding this tender must be in writing only and must be directed to Ms Zine Mtanda via email: **kzntenders16226@coega.co.za**; no new queries will be responded to after **4 May 2026**.
- In case of a JV award, the entity will be expected to provide a valid proof of registration with the Compensation Fund or an approved Licensed Insurer specified as the JV entity for a specific duration.
- 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.
- One person cannot represent more than one entity at the compulsory briefing meeting.
- Incomplete Tender document Submissions will be deemed null and void and shall be considered non-responsive.
- Tender Validity Period shall be sixteen (16) weeks from the date of Closure of bids.

Bid documents for this Tender Process can be downloaded free of charge from the CDC website (www.coega.com), CIDB i-Tender, and the National Treasury e-tender portal publication from **10h00 on 17 April 2026**. 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.

Bid documents can also be collected from the **CDC Umhlanga Office, 18 Cranbrook Crescent, Umhlanga, Durban, from 17 April 2026, from 10h00**. A non-refundable bid fee of **R700.00** should be deposited to **Account Name: CDC – DoE; Standard Bank, Account No: 080 224 555, Branch Code 050 017** and proof of payment is required upon collection of the bid documents. No tender document will be available at the Briefing Meeting. **NO CASH WILL BE ACCEPTED**.

A compulsory briefing meeting will be held on **24 April 2026 at 11h00, at the Open Gate LSEN School in 535 Boom Street, Pietermaritzburg, Umgungundlovu District Municipality, Kwazulu-Natal, South Africa** (<https://maps.app.goo.gl/32VMMVTWilycB47a6>).

The Co-ordinates to the school are: (28° 35' 21.52"S & 30° 23'8.656"E).

One original completed bid document shall be placed in a sealed envelope clearly marked: **"CDC/162/26 CONSTRUCTION OF OPEN GATE SPECIAL SCHOOL (COMPLETION CONTRACT) IN UMGUNGUNDLOVU DISTRICT, KWAZULU-NATAL"**.

The closing date and time for the receipt of completed bids is **20 May 2026 at 12h00**.

Completed bids must be placed in the tender box at the reception desk of the **CDC Umhlanga Office, 18 Cranbrook Crescent, Umhlanga, Durban**. Bids will be opened in public, and the opening register will be posted on the CDC website within 48 hours of the tender closure, and no late submissions will be considered.

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

There shall be no disclosure, other than to the Clients legal and technical advisors of the tender amounts, method of work, terms, conditions, etc., to any other service tenderer 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 27001:2022

