

INVITATION TO TENDER DEVELOP AND CONSTRUCT PROJECT FOR THE NEW NTSHELE CLINIC AT KING SABATA DALINDYEBO MUNICIPALITY IN MTHATHA CONTRACT NO: CDC/25/26

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

INVITATION AND SCOPE OF WORK

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: -31.67177° latitude, 28.723315° longitude**).

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 the 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 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 (ECDDH), 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: Clinical Services, e.g., consulting rooms, counselling, vitals, sputum booths, dispensary using ABT;
 - (v) Administration and Staff Areas e.g. main and sub-waiting areas, reception, records, ablutions, and staff rest rooms;
 - (vi) Public Areas e.g. Community meeting rooms, waiting areas and walkways
 - (vii) Construction of General Support services facilities e.g. Utilities Building, Waste Management, Guard House and on-site Laundry Room;
 - (viii) Site security and facility controlled access;
 - (ix) Staff Accommodation/Nurses Homes;
 - (x) Landscaping;
 - (xi) Health Technology;
- (e) Stage 6: Hand Over
- (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:

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

CONDITIONS OF TENDER

Failure to adhere to the conditions stated hereunder 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) Bidders must be registered with the Construction Industry Development Board (CIDB) and must have an active CIDB Contractor grading of 7GB or higher. 6GB PE and lower are not eligible to bid. CIDB JV Calculator will be used for JVs/Consortiums. The CDC will verify the active grading through CIDB website.
- (b) 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, will result in disqualification or rejection of the bid.
- (c) 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).
- (d) The CDC's Procurement Policy & Procedures shall apply.
- (e) 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) National Building Regulations and Building Standards Act (103 of 1977);
 - (vii) The National Qualifications Framework Act (Act No. 67 of 2008);
 - (viii) The National Qualifications Framework Amendment Act (Act No. 12 of 2019);
 - (ix) The Skills Development Act (Act No. 97 of 1998);
 - (x) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - (xi) Compensation for Occupational injuries and disease Act (130 of 1993);
 - (xii) NEMA National Environmental Management Act (107 of 1998);
 - (xiii) Disaster Management Act, (57 of 2002);
 - (xiv) National Water - NWA Act, (36 of 1998);
 - (xv) Broad Based Black Economic Empowerment (BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013); and
 - (xvi) Any other applicable legislation.
- (f) Either **80/20** or **90/10** preference points system will apply and the lowest acceptable tender will be used to determine the applicable preference point system.
- (g) Bidders will be evaluated on functionality assessment and are expected to meet the minimum of 60 points threshold in order to be evaluated further. The evaluation criteria for measuring functionality assessment and weight of each criterion are provided in the tender document volume 2.
- (h) An Entity that is part of the JV/Consortium is not permitted to form part of more than one bid submission in terms of the Competition Act 1996.
- (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) 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.
- (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) 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. MAAAD.
- (m) No competitive bids will be awarded to a person or entities/JV's who are not Tax Compliant, therefore prospective bidders must ensure that they are Tax Compliant throughout the validity period of the bid in review.
- (n) 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 sub-minimum 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.
- (o) 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.
- (p) 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.
- (q) 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.
- (r) 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.
- (s) 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.
- (t) Attendance of the Briefing Meeting by at least one member of the Company or JV/Consortium is compulsory.
- (u) The successful bidder (Principal Contractor) 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), National Environmental Management Act, Act (107 of 1998) and 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 to comply with the SANS and CDC Norms and Standards.
- (v) 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 5 years or more.
- (w) Upon award the successful Bidder (Principal Agent) 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.
- (x) 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 J/V entity for a specific duration
- (y) Incomplete Tender document Submissions will be deemed null and void and shall be considered non-responsive.
- (z) Tenders must only be submitted on the tender document that is issued.
- (aa) Tender validity shall be sixteen (16) weeks from the closing date.
- (bb) Post contract award, the successful bidder will be required to visit a project of a similar nature in order to determine the benchmarking / quality requirements for the scheme.
- (cc) 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 or failure by the Prospective Bidders.

Collection of Documents

Bid documents for this Tender Process can be downloaded free of charge from the CDC Website: www.coega.co.za or National Treasury e-tender portal publication from **Friday, 13 March 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 at 76 Blakeway Rd, Umtata Central, Mthatha, 5100 Friday, 13 March 2026 at 10h00, AT THE RECEPTION**. No documents will be available or issued at the Briefing Session and should therefore be collected timeously 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 No: **CDC ECDDH; 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.**

Bid Communication

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 **13 March to 07 April 2026** No new queries will be responded after **07 April 2026** will be responded to.

Briefing Meeting

A **compulsory briefing meeting** with representatives of the employer will take place on site, **Tuesday 24 March 2026 at 13h00** at Ntshēle Clinic, in Ntshēle Village at King Sabata Dalindyebo Municipality, Mthatha (**Coordinates: -31.67177° latitude, 28.723315° longitude**). The Briefing meeting minutes will be published on the CDC website within 48 hours.

Closing date and time

The closing date and time for the receipt of completed bids is **Tuesday, 14 April 2026 at 12:00** at **CDC's Mthatha Office at 76 Blakeway Rd, Umtata Central, Mthatha, 5100**. Bids are to be placed in the tender box at the **RECEPTION** area.

One original completed bid document shall be contained in a sealed envelope clearly marked:

**"CDC/25/26 DEVELOP AND CONSTRUCT PROJECT FOR THE NEW NTSHELE CLINIC
AT KING SABATA DALINDYEBO MUNICIPALITY IN MTHATHA"**

Bids will not be opened in public for the received tenders and a bid opening register will be placed on the CDC website within 48 hours. **NO LATE SUBMISSION** will be considered.

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

Tenders 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, 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 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 address: dohtenders@coega.co.za

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 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.



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