

EXPRESSION OF INTEREST (EOI)  
APPOINTMENT TO A PANEL OF PROPERTY DEVELOPERS FOR THE COEGA  
DEVELOPMENT CORPORATION (CDC)  
CONTRACT NO: CDC/181/24

The Coega Development Corporation 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. Coega’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. Coega’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. Coega’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 Coega’s approach, backed by its core values, is innovation and continuous improvement.

INVITATION TO TENDER

The CDC invites capable and competent Property Developers to express their interest **as single entities or Consortia/JVs** for the provision of Property Development services for various property development needs within the Coega Special Economic Zone (SEZ) and the Nelson Mandela Bay Logistics Park (NMBLP).

This call for **Expression of Interest** (EOI) requests potential Property Developers to express their interest in participating in the property development endeavours within the Coega SEZ. The CDC may require the participation of developers, as and when the need arises. Through this process the CDC will create an exclusive pool of interested property developers that will bid for project within the Coega SEZ through a closed procurement process. The bids will include the project specific information, commercial proposal, and capability to deliver. The internal project management methodology and governance structures will be followed to align the property developer’s capabilities with the opportunity at hand.

**Single Entities and or Consortia/JVs** shall include all the relevant technical disciplines to provide a total turnkey solution for the development, i.e. raising finance, planning, managing the designs, construction, maintenance of the facility for the agreed timeframes, and eventual handover to the CDC post the term of the agreement.

Respondents are required to have relevant experience and knowledge in the development, planning, design, construction management, commissioning, and management of commercial properties. The CDC envisages that the properties to be developed would consist of extensions to existing buildings or the construction of new buildings, e.g., warehouses, factories, offices etc. depending on the needs of tenants.

Refer to the Eoi document for detailed scope of work.

The pool will be valid for **36 months**.

CONDITIONS OF TENDER

- (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 (PPFA), 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 (B-BBEE) 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);

(xvii) Any other applicable legislation; and

(xviii) Construction Industries Development Board Act, Act 38 of 2000.
- (c) The CIDB Standard for Developing Skills Through Infrastructure Contracts (March 2023) shall apply to this contract where applicable, will be applicable upon established panel of property developers.
- (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 property sector codes, generic entities as well as Qualifying Small Enterprises (QSE) with less than 51% black shareholding are to submit a valid SANAS Accredited B-BBEE Verification Certificate. All Exempted Micro Enterprises (EME) and Qualifying Small Enterprises (QSE) with more than 51% black shareholding are to submit a sworn affidavit stamped and signed by the Commissioner of Oaths as per the DTI B-BBEE template. In case of a JV, a consolidated B-BBEE certificate must be submitted as well as individual B-BBEE Certificates/affidavit of their entities to confirm the type of enterprise.
- (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) Approved service providers will be utilised on a closed procurement process, 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.
- (j) Bidders must complete and sign the POPI Act Consent Form.
- (k) 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.
- (l) 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.
- (m) 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.
- (n) 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 realized. The CDC will not be accountable for any such omission or failure by the Prospective Bidders.
- (o) In projects where its expressly stated, monitoring the adherence to targets stipulated in the CDC Socio-Economic deliverables will be required – 33% scope allocation for SMME participation and compliance to the Zone Labour Agreement during construction.
- (p) The bids will be evaluated as follows:

(i) Stage 1: Responsiveness Assessment

(ii) Stage 2: Qualitative Assessment
- (q) The bid validity period shall be **twelve (12) weeks** from the EOI closing date.

The EOI documents will be available for download from the CDC Website [www.coega.co.za](http://www.coega.co.za) from **Friday, 14 June 2024 from 12:00**, at no cost. Potential bidders will be required to provide their email addresses in the system before downloading the documentation for correspondence purposes. Potential bidders must therefore ensure that the email addresses are correct.

A **non-compulsory** briefing meeting will be held virtually where representatives from the Coega Development Corporation will meet prospective Bidders. The Link to the meeting on **Monday, 24 June 2024 at 11:00** is as follows:

[\(Click here to join the meeting\).](#)  
Meeting ID: 382 302 607 521  
Passcode: eGHnDz

Queries relating to this Eoi may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management strictly via e-mail: [tenderscdc18124@coega.co.za](mailto:tenderscdc18124@coega.co.za) between the period of **14 June 2024 to 08 July 2024**. No new queries received after **08 July 2024** will be considered.

The closing date and time for the receipt of completed bids is **Monday, 15 July 2024 at 12:00 at the CDC Head Office, Corner Alcyon Road & Zibuko Street, Zone 1, Coega SEZ, Gqeberha (Port Elizabeth)**. Bids must be handed in the **TENDER BOX** on the Ground Floor.

One original completed bid document shall be placed in a sealed envelope clearly marked:  
**“CDC/181/24: EOI - EXPRESSION OF INTEREST FOR APPOINTMENT TO A PANEL OF PROPERTY DEVELOPERS FOR THE COEGA DEVELOPMENT CORPORATION (CDC).”**

Bids will not be opened in public, and no late submission will be considered. Should a bidder prefer to use a Courier, the onus is on the bidder to make sure that the documents are received by the CDC on time.

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-mailed 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, client, or any other role players will be permitted other than Ms Zine Mtanda, Unit Head: Supply Chain Management.**

**All enquiries regardingthis bid must be in writing only, and must be directed to:**  
Ms Zine Mtanda, Unit Head: Supply Chain Management; e-mail address: [tenderscdc18124@coega.co.za](mailto:tenderscdc18124@coega.co.za)

*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.