

# INVITATION TO TENDER

## DEVELOP AND CONSTRUCT PROJECT FOR THE NEW MPOZOLO PHC AT AMATHOLE DISTRICT MUNICIPALITY

### CONTRACT NO: CDC/26/26

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 is achieved 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 (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 AND SCOPE OF SERVICES

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. Potential bidders with a grading of 6GB PE will not be eligible for this tender.

The project involves the creation of a turnkey solution for a primary care clinic at Mpozolo Clinic (**Site Coordinates -32.181066, 28.77934**) is in the Mpozolo Village 38 kilometres from Willowvale, Ward 24 of the Mbhashe Local Municipality, Amathole District Municipality.

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 (ECDOH), with the remaining stages to be completed by the successful bidder.

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

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

- Bidders must be registered with the Construction Industry Development Board (CIDB) and must have an active CIDB Contractor grading of **7GB or higher**. Potential bidders with a grading of **6GB PE** will not be eligible for this tender.
- Bidders must submit proof of active registration with the Construction Industry Development Board (CIDB) under the 7GB contractor grading designation or proof demonstrating that they are eligible and capable of being registered at 7GB. 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 Tender Evaluation period. Failure to comply will result in disqualification
- Entities who intend to submit a bid as a Joint Venture must ensure that their combined grading meets the required CIDB Grading.
- The CIDB B.U.I.L.D Standard for Indirect Targeting for Enterprise Development through Construction works Contracts, published in Gazette Notice No. 36190 of 25 February 2013 applies to this project.
- The CDC's Procurement Policy & Procedures shall apply.
- The following legislation shall apply:
  - Public Finance Management Act (PFMA);
  - Preferential Procurement Policy Framework Act, (5 of 2000) (PPPFA);
  - Preferential Procurement Regulations, 2022;
  - The Construction Industry Development Board Act, (38 of 2000);
  - National Treasury Regulations;
  - National Building Regulations and Building Standards Act (103 of 1977);
  - Infrastructure Development Act, 2014;
  - National Qualifications Framework Amendment Act, (12 of 2019);
  - The Skills Development Act, (97 of 1998);
  - Disaster Management Act (57 of 2002);
  - Broad-Based Black Economic Empowerment - BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013);
  - Occupational Health and Safety Act and Regulations, Act (85 of 1993);
  - Compensation for Occupational injuries and disease Act (130 of 1993);
  - National Environmental Management (NEMA), Act (107 of 1998);
  - The National Archives and Records Service of South Africa Act (Act No. 43 of 1996); and
  - Any other applicable legislation in the built environment including all Municipal Bylaws.
- 90/10 preference points system in terms of Price and Specific goals scoring will be applicable where a point of 90.00 is for Price and a point of 10 is for Specific Goals.
- 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 a Conflict of Interest.
- In the case of a successful JV/Consortium at award, the entity will be expected to provide valid proof of registration with Compensation Fund or approved Licensed Insurer specified as the JV/Consortium entity for the project duration.
- 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 the contract would be conditional pending the successful bidder submitting proof of registration as a VAT vendor with SARS.
- Bidders must provide proof of registration on the National Treasury's Central Supplier Database (CSD) or provide a National Treasury CSD registration number e.g., MAAAD...
- The CDC will only award the tender to a bidder who is tax compliant, therefore prospective bidders must ensure that they are Tax Compliant throughout the validity period of the bid in review. The tax status of the bidders will be verified through the CSD and SARS websites.
- 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 an annual turnover of above R3 Million 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 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 the case of a JV, a consolidated B-BBEE certificate must be submitted as well as individual B-BBEE Certificates/affidavits of their entities to confirm the type of enterprise.
- Bidders and all its Consortium/Joint Venture (JV) members, if any, must confirm their company registration with the Companies and Intellectual Property Commission (CIPC) (formerly CIPRO) as the CDC will not award any bid to any business that appears on the CIPC list of de-registered businesses. The CDC may verify company registration with CIPC through BizPortal.
- Bidders will be evaluated on functionality and are expected to meet a minimum of **60 points** threshold to be evaluated further. The evaluation criteria for measuring functionality and weight of each criterion are provided in the document.
- CDC will not award more than two active projects to one bidder unless one project has reached the 80% completion stage and beyond. A Capacity assessment may be conducted in the event that the recommended bidder is the only responsive service provider and has already been awarded two contracts and is to be considered for a third contract at the sole discretion of CDC and subject to their performance on the active two contracts.
- 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 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 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.
- The successful bidder will be required to appoint a registered Construction Health and Safety Officer or Construction Health and Safety Manager (CHSO/M) with SACPCMP upon award on a full-time basis on site with a proven record of 5 years or more of experience. No candidate registration will be accepted.
- 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.
- Bidders must complete and sign the POPI Act consent form. In the case of a Joint Venture/Consortium, a **separate** form in respect of each party to the JV must be completed.
- 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 to the regulations.
- Any misrepresentation of information will lead to immediate disqualification of the Bidder's Submission. It is imperative that the duly authorized person conducts quality control on all the documentation to be submitted to the CDC and part of this Bid and signs the submission as a correct and sound document that the CDC could put its reliance on.
- Tender validity shall be **sixteen (16) weeks** from the closing date.
- 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.
- 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.
- Incomplete Tender document Submissions will be deemed null and void and shall be considered non-responsive.

Bid documents for this Tender Process can be downloaded free of charge from the CDC website ([www.coega.co.za](http://www.coega.co.za)) or the National Treasury e-tender portal publication from **12h00 on 24 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.

In case a bidder prefers to purchase a physical bid document, the Bidder must make a request in writing only and must be directed to: Ms Zine Mtanda: SCM Unit Head - [email.dohenders@coega.co.za](mailto:email.dohenders@coega.co.za). Bid documents can be collected two working days after the written request during working hours (8am - 4:30pm) from the CDC's East London Office, situated at **CDC's East London Office, Ground Floor Harraway House 10 & 12 Pearce Road Berea East London 5201** from **Friday, 24 April 2026 at 10h00, AT THE RECEPTION** at a non-refundable bid fee of **R 700.00** per set of bid documents, payable by electronic transfer to: **Account Name: CDC ECDOH; Standard Bank, Account No: 000898813, Branch No: 000205, Branch Name: Johannesburg**. Bidders are required to use the Contract Number for this bid (**CDC/26/26**) as the reference. Proof of deposit is required upon collection of the bid documents. **NO CASH WILL BE ACCEPTED. No documents will be available or issued at the Briefing Meeting and should therefore be collected beforehand.**

A mandatory briefing meeting will be conducted on **04 May 2026 at 13h00 at Mpozolo Primary School (Site Coordinates -32.17833, 28.77478)** in the Mpozolo Village 38 kilometres from Willowvale, Ward 24 of the Mbhashe Local Municipality, Amathole District Municipality, where representatives from the Coega Development Corporation and the Consultants will meet prospective Bidders.

Any queries relating to the issue of these documents may be addressed to Ms Zine Mtanda, Unit Head: Supply Chain Management, email: [dohenders@coega.co.za](mailto:dohenders@coega.co.za), between the period of **24 April to 11 May 2026**. No new queries received after **11 May 2026** will be responded to.

One original of the completed bid document shall be placed in a sealed envelope clearly marked: **"CDC/26/26 - DEVELOP AND CONSTRUCT PROJECT FOR THE NEW MPOZOLO PHC AT AMATHOLE DISTRICT MUNICIPALITY"**. The closing date and time for the receipt of completed bid documents is **Tuesday, 26 May 2026 at 12h00**. Bids are to be deposited in the tender box at CDC's East London Office, Ground Floor Harraway House 10 & 12 Pearce Road Berea East London 5201, 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. Bids will not be opened in public. **No late submissions will be considered.**

Bidders must ensure that all bid documents are submitted in a secure, sealed, tamper-proof envelope or bid submission. 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.

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; email: [dohenders@coega.co.za](mailto:dohenders@coega.co.za).

**There shall be no disclosure, other than to the Clients legal and technical advisers of the tender matters, 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

