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BID NO: DCS06WCAR005

T1.1 TENDER NOTICE AND INVITATION TO SUBMIT PROPOSALS

A CALL FOR A DESIGN AND BUILD (TURNKEY) CONTRACTOR FOR DEMOLITION OF EXISTING UNITS AND CONSTRUCTION OF NEW PREFABRICATED HOUSING UNITS AT THE HAWEQUA AND OBIQUA CORRECTIONAL CENTRES AT ALLANDALE MANAGEMENT AREA

Independent Development Trust (IDT) hereby calls for a Design and Build contractor to submit proposals for the demolition of existing units and Construction of the Prefabricated Housing Units at the Hawequa and Obiqua Correctional Centres, at Allandale Management Area. On the turnkey solution the contractor should include the professional services of Architect, Occupational Health and Safety, Electrical and Structural Engineer.

All contractors must be registered with Central Supplier Database (CSD) in compliance with National Treasury Instruction No. 4A of 2016/2017, Central Supplier Database (CSD) which is also applicable to Public Entities listed in Schedule 2 of the PFMA.

The evaluation of the proposals will be carried out in three phases including Mandatory Requirements, Functionality, and Preferential Procurement Points system as follows:

1. PHASE ONE

1.1. ADMINSTRATIVE REQUIREMENTS/ DOCUMENTATION

- 1.1.1.Submission of fully completed and signed Invitation to Bid (SBD 1).
- 1.1.2.Submission of fully completed and signed Bidder's Disclosure (SBD 4).
- 1.1.3.Submission of fully completed and signed Preference Points Claim Form in terms of the Preferential Procurement Regulations 2022 (SBD 6.1).
- 1.1.4.Certificate of Acquaintance with Tender Documentation.
- 1.1.5.Submission of CIPC Document.
- 1.1.6.Submission of Central Supplier Database (CSD) full registration report.

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1.2. MANDATORY REQUIREMENTS/ DOCUMENTATION

Only Tenderers who satisfy the following eligibility criteria are eligible to this tenders:

(Failure to comply with the criteria stated hereunder shall result in the tender offer being disqualified from further consideration. Use of correction fluid is prohibited.) Tender offer must be properly received on the tender closing date and time specified on the invitation, fully complete. Signatures in the bid document must be in black ink.

A PDF soft copy of the duly signed and completed original bid (e.g. PDF format in Flash drive/disc) may be submitted with the Original duly signed and completed hardcopy bid document however non-submission of a soft copy will not result in the Bid being disqualified.

1.2.1. Authority to Sign a Bid Document.

1.2.2. Valid and active CIDB grading of 3 GB or higher.

1.2.3. The bidder must provide a valid proof of registration certificate with the NHBRC.

1.2.4. Valid COIDA or Letter of good standing with the Department of Labour/ FEM. Not applicable to sole proprietor companies.

1.2.5. Letter of intent signed by the contractor and professional team confirming the agreement to participate in the Turnkey solution to execute the projects.

1.2.6. Valid and active Professional Registration of the required professional services provider forming part of the turnkey solution registered with its respective built environment council as a Professional Technologist or Engineer; Architect, Occupational Health and Safety, Electrical and Structural Engineer. (i.e. SACAP, ECSA and SACPCMP).

1.2.7. Signed Joint Venture (JV) Agreement between contractor, if applicable.

1.2.8. Attendance to the compulsory briefing meeting.

1.2.9. Confirmation of Receipt of Addenda to Bid Documents, if applicable.

1.2.10. Tenderer must complete and sign the form of offer.

Any Bidder who fall under the following criteria will be disqualified:

- (i) If any of the Directors are in the Employment of the State. Unless the specific director submits a valid written approval granted by the accounting authority, authorising him/her to participate in public tenders.
- (ii) If the company/ Director is listed under the Tender Defaulting and Restriction Status - the bidder will be disqualified.

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2. PHASE TWO:

FUNCTIONALITY CRITERIA		POINTS ALLOCATION
A	Experience of the company on similar projects not older than 10 years	30 Points
B	Quality of services based on client reference letters corresponding to the company experience proven under item "A" above	20 Points
C	Qualifications, experience and professional registration of the professional services provider forming part of the turnkey solution	40 Points
D	Project Plan and Technical proposal for execution of the project complying with the NHBRC and AgreementSA requirements for the site	10 Points
TOTAL		100 Points

3. PHASE THREE: PREFERENTIAL POINT SYSTEM

Only competent tenders who have reached or exceeded the minimum functionality threshold of 70% (70 points) will be evaluated on an 80/20 (Price / Specific Goals) points basis in terms of the Preferential Procurement Policy Framework Act of 2000, Preferential Procurement Regulation 2022.

In order to claim preferential point system, the BEC will use the information provided from the CIPC document. Bidders are required to submit a certified copy of the documents listed below not older than six (6) months:

- Woman (Originally Certified ID Document)
- Youth (Originally Certified ID Document)
- People with Disability (Letter from the doctor Confirming the Disability)
- Black Ownership (Originally Certified ID Document)

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In cases of a Joint Venture, both JV partners must submit the abovementioned source documents to claim and be awarded points.

The points related to the IDT Specific Goals will be allocated proportionally as per table below:

	POINTS
PRICE	80
SPECIFIC GOALS	20
TARGETED GROUP	
Women	6
Youth	6
People with Disabilities	4
Black People	4
Total points for Price and SPECIFIC GOALS	100

STAGE OF AWARD

The following returnable documents shall be submitted together with the tender documents. Validity of this documentation will be verified at the time of award.

1. Proof of Central Supplier Database (CSD) registration
2. Valid Tax Compliance Letter with a unique pin
3. Submission of a realistic, well structured (correctly sequenced) programme, within the stipulated timeframe and in an acceptable project management computer programme. This programme will form part of the contractual documentation. The duration indicated in the programme will define the contract period upon award of the tender.
4. Detailed Health and Safety Plan aligned to the requirements of the project
5. Construction Guarantee

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COMPULSORY TENDER BRIEFING

A compulsory briefing meeting will first take place at the Hawequa Correctional Center on the **29th of September 2025 at 10h00** (refer to the Tender Data): Bidders are advised to arrive at least 30 minutes' prior the start of the meeting to allow for security screening.

Google Maps GPS co-ordinates: - [33°37'51"S, 19°00'28"E]

The second site visit will take place at the Obiqua Correctional Centre on the 29th of September 2025 at 13h00 (refer to the Tender Data): Bidders are advised to arrive at least 30 minutes' prior the start of the meeting to allow for security screening.

Google Maps GPS co-ordinates: - [33°16'28"S, 19°08'45"E]

Tenderers must sign a compulsory attendance register for both sites mentioned above in the name of the tendering entity. Addenda and additional documents (if any) will be issued only to tenderers appearing on the attendance register.

AVAILABILITY OF DOCUMENTS

Documents will be available free of charge online from the **22nd of SEPTEMBER 2025** on the following websites:

- E-tender – www.etenders.gov.za
- IDT website - www.idt.org.za
- CIDB Website – www.cidb.org.za

BIDDERS QUERIES

Any queries shall be directed in writing to the IDT during office hours (08h30 – 17h00) weekdays and shall be addressed to the contact person/s in the addresses indicated below;

All queries should be submitted no later than 07 October 2025. The IDTs response to bid queries will be no later than five (5) working days before the closing date.

ENQUIRIES:

Email: DCS06WCTENDERS@IDT.ORG.ZA

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CLOSING DATE AND TIME

The closing time for receipt of tenders is **12:00 Noon on 17 October 2025**. Tenders shall be submitted at the IDT Office Tender Box. The Physical Address delivery of Tender documents is:

IDT Western Cape Regional Office

14th Floor, Customs House
Heerengracht Street,
Foreshore, Cape Town, 8001

Bidders should fill out the tender register at a time and date the tender is dropped off in the IDT tender box.

Disclaimer

- Telephonic, email and late tenders will not be accepted.
- Requirements for submission, sealing, addressing, delivery, opening and assessment of tenders are stated in the Tender Data.

The IDT reserves the right not to appoint the lowest bid financial proposal, based on the outcome of the tender risk assessment.