

INVITATION TO BID NOTICE
REQUEST FOR PROPOSAL FOR THE APPOINTMENT OF A TURNKEY CONTRACTOR FOR
THE TOTAL UPGRADE OF GROOTE SCHUUR HERITAGE HOUSE MUSEUM IN CAPE TOWN
CONTRACT NO: CDC/277/26

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 National Department of Public Works and Infrastructure (NDPWI) as the Implementing Agent for various projects nationally for various departments. These projects require various interventions, namely: the total upgrade of Groote Schuur Heritage House Museum in Cape Town

INVITATION AND SCOPE OF SERVICES

The Coega Development Corporation (CDC) invites proposals from suitably qualified and well-experienced Turnkey Contractors for the total upgrade of Groote Schuur Heritage House Museum. The contractors must have an active CIDB Contractor Grading designation of **7GB or higher** and a proven track record in working on General Building (Heritage building experience will be an added advantage) where designing, decanting, execution, commissioning, handover, and close-out are undertaken to submit proposals for the appointment of a Turnkey Contractor, Emerging contractors with a CIDB Contractor grading designation of **6GB PE are not eligible** to make submissions and will not be considered.

The project entails the delivery of a complete design-develop-construct-commission solution for the total upgrade of Groote Schuur Heritage House Museum, in accordance with heritage conservation principles and statutory requirements.

The project is to be completed in 21 months, this includes design and construction.

EMPLOYER'S REQUIREMENTS

The Employer's Requirements shall include the following activities, but not limited to:

Bidders are required to have relevant experience and knowledge in a Turnkey project, which will entail decanting, designing, execution, commissioning, handover, and close-out.

These requirements must be read in conjunction with **Annexure U - Project Documentation** on the RFP document.

As part of the Employer's requirements, the Turnkey contractor needs to appoint all required professional service providers. Each Professional Service Provider (PSP) will be required to execute their scope of service as per their disciplines and respective professional council standard, with all duties, roles, responsibilities, and all required deliverables. Bidders are to price for professionally registered consultants in accordance with the tender document, to be administered in accordance with the relevant council gazette. Accordingly, the professional scope of services rendered by the PSP shall span from Stage 2 (Design Development) to Stage 6 (Close-Out), in alignment with the prescribed deliverables and governance gates outlined in the Framework for Infrastructure Delivery and Procurement Management (FIDPM) as below:

- (a) Review of existing project documentation
- (b) Design Development
- (c) Design Documentation
- (d) Construction works and monitoring
- (e) Handover
- (f) Defects Notification Period
- (g) Close Out.

As part of the Employer's requirements, the project activities by the EPC/Turnkey Contractor will include but are not limited to the below:

- (a) Decanting. Please refer to **Annexure U - Project Documentation** on the RFP document.
- (b) Roof
- (c) Rainwater Goods
- (d) Walls
- (e) Floors
- (f) Joinery
- (g) Windows (Glazing)
- (h) Ceilings
- (i) Ironmongery
- (j) Dehumidification
- (k) Electrical Reticulation:
- (l) Fire Services
- (m) Firearms Display
- (n) Fabric And Upholstery
- (o) Landscaping (Terrace)
- (p) Hydrangea Horseshoe
- (q) Pergola
- (r) Sculpture, Art and Memorials
- (s) Artefacts and Movable Items
- (t) Hard Surfaces
- (u) Wet Services

BIDDER OBLIGATIONS

The Bidder acknowledges that, prior to the submission of this Bid, it has:

- (a) Carefully examined and understood the Employer's Requirements, including all technical, commercial, and legal conditions.
- (b) Verified the accuracy and sufficiency of the data, information, and specifications provided in the Employer's Requirements.
- (c) Conducted all necessary investigations, including site conditions (where access was permitted), applicable laws, and any other constraints affecting the Works.
- (d) Accepted full responsibility for the completeness and adequacy of its tender, including any design and execution risks under the EPC/Turnkey Contract.

CONDITIONS OF TENDER

- (a) 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.
- (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, may result in disqualification or rejection of the bid.
- (c) Entities who intend to submit a bid as a Joint Venture must ensure that their combined grading meets the required CIDB Grading.
- (d) 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.
- (e) The CIDB B.U.I.L.D Standard for Developing Skills through Infrastructure Contracts, published in Gazette Notice No. 48491 of 28 April 2023, shall also apply to this contract.
- (f) The CDC's Procurement Policy & Procedures shall apply.
- (g) The following legislation shall apply:
 - (i) Public Finance Management Act (PFMA);
 - (ii) Preferential Procurement Regulations, 2022;
 - (iii) The Construction Industry Development Board Act, (38 of 2000);
 - (iv) National Treasury Regulations;
 - (v) National Building Regulations and Building Standards Act (103 of 1977);
 - (vi) Infrastructure Development Act, 2014;
 - (vii) National Qualifications Framework Amendment Act, (12 of 2019);
 - (viii) The Skills Development Act, (97 of 1998);
 - (ix) Broad-Based Black Economic Empowerment – BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013);
 - (x) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - (xi) Compensation for Occupational injuries and disease Act (130 of 1993);
 - (xii) National Environmental Management (NEMA), Act (107 of 1998);
 - (xiii) The National Archives and Records Service of South Africa Act (Act No. 43 of 1996);
 - (xiv) Minimum Information Security Standard (MIS),
 - (xv) Public Service Regulations, 2016 Regulation 67
 - (xvi) Critical Infrastructure Protection Act 8 of 20219 (CIP Act);
 - (xvii) Protection of Personal Information Act (Act No. 4 of 2013);
 - (xviii) Code of Practice for the Wiring of Premises, SANS 10142, as amended.
 - (xix) The Interior Lighting Standard, SANS 10114, as amended.
 - (xx) The Local Authority By-Laws and Regulations and any regulations of the City of Cape Town.
 - (xxi) The City of Cape Town Fire Office Regulations
 - (xxii) The applicable SANS Specifications and Codes of Practice or the BSI or IEC
 - (xxiii) Specifications and Codes of Practice where no SANS Specifications or Codes of Practice exist.
 - (xxiv) National Heritage Resources Act (25 of 1999)
 - (xxv) SABS 1200: Standardized Specification for Civil Engineering Construction
 - (xxvi) SANS 10160-1: 2011 – Basis of structural design and actions for buildings and industrial structures – Part 1 Basis of structural design;
 - (xxvii) SANS 10100-1: 2000 – The structural use of concrete Part 1: Design;
 - (xxviii) SANS 10100-2: 2014 – The structural use of concrete Part 2: Materials and execution of work.
 - (xxix) Disaster Management Act (57 of 2002); and
 - (xxx) Any other applicable legislation in the built environment including all Municipal Bylaws.
- (h) 80/20 or 90/10 preference points system in terms of Price and Specific goals scoring will be applicable where a point of 80.00 or 90.00 is for Price and a point of 20 or 10 is for Specific Goals. The lowest acceptable tender will be used to determine the applicable point system.
- (i) 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.
- (j) 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 Licenced Insurer specified as the JV/Consortium entity for the project duration.
- (k) 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.
- (l) 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...
- (m) As per the Amended Construction Codes, all Generic entities and QSEs with less than 51% Black ownership are required to submit a valid SANAS-accredited B-BBEE Verification Certificate reflecting all applicable B-BBEE elements. QSEs with at least 51% Black ownership and EMEs with an annual turnover above R3 million must also submit a B-BBEE Verification Certificate issued by a SANAS-accredited verification agency, as they are required to comply with the 40% sub-minimum for the Skills Development element to avoid a discounting of their B-BBEE level. EMEs with an annual turnover of less than R3 million are exempt from the sub-minimum requirement and may submit either a sworn affidavit or a certificate issued by CIPC confirming their ownership and annual turnover. In the case of a Joint Venture (JV) or Consortium, a consolidated B-BBEE certificate must be submitted. The JV certificate must be prepared and issued for this specific project. It must also be accompanied by the individual B-BBEE certificates or affidavits of each participating entity to confirm the type and status of each enterprise."
- (n) 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.
- (o) No competitive bids will be awarded to a person or entities who are not 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 website.
- (p) Bidders will be evaluated on functionality and are expected to meet a minimum of 70 points threshold to be evaluated further. The evaluation criteria for measuring functionality and weight of each criterion are provided in the document.
- (q) 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.
- (r) 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.
- (s) 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.
- (t) Upon award the successful Bidder will be required to appoint a Professional Construction Health & Safety Agent registered with the South African Council for the Project and Construction Management Professions (SACPCMP) as Pr.CHSA with a minimum of 10 years' experience. Candidate registrations will not be accepted.
- (u) Upon award the successful Bidder will be required to appoint a Fire Engineering Services - Professional Engineer / Professional Engineering Technologist registered with the Engineering Council of South Africa (ECSA) as Pr.Eng / Pr.Tech Eng with a Minimum 5 years of experience post qualification. Candidate registrations will not be accepted.
- (v) Upon award the successful Bidder will be required to appoint a registered Professional Architect (Pr. Arch) with the South African Council for the Architectural Profession (SACAP). The Architect must have a proven track record and minimum 5 years experience post-graduate qualification in dealing with buildings and sites of very high significance, i.e., a minimum of 3 Grade I and/or Grade II buildings and landscapes as a guideline. The architect should also be the Contractor's Representative. Candidate registrations will not be accepted.
- (w) Upon award, the successful Bidder will be required to appoint the following specialists for consultation during the implementation of works. Art historian, Materials conservator with expertise in leather, marble, bronze etc and Security consultant (for firearm display and storage)
- (x) The Bidders must nominate a person who will be their Overall Project Team Leader. The Contractor's Representative;
 - (i) In the case of the JV / Consortium, each entity that is party to the JV/Consortium must nominate a person with delegated authority who will in turn sign the on the delegated authority of the Contractors Representative on behalf of the JV/ Consortium.
 - (ii) Should have delegated authority to sign:
 1. The Proposal Submissions;
 2. All the Returnable Documents that should also be initialled and submitted as part of the Proposal;
 3. Any correspondence with the CDC during the bidding process;
 4. The Agreement to be entered into with the Successful Bidder; and
 5. Any correspondence during the Contract Execution Phase.
- (y) In case of JVs/Consortia, the Bidder must include an Intent to Enter into a JV/Consortium Agreement. The actual copy of a complete and fully signed JV/Consortium Agreement would be submitted at contracting stage.
- (z) 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 the duration of the contract.
- (aa) 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.
- (bb) 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.
- (cc) 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.
- (dd) The tender validity period shall be Twenty (24) weeks from the tender closing date.
- (ee) 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.
- (ff) Incomplete Tender document Submissions will be deemed null and void and shall be considered non-responsive.
- (gg) Bidders must note that this bid is subject to security vetting. The top three (3) highest scoring bidders following the evaluation process will be required to undergo State Security Agency (SSA) security screening. Appointment of the successful bidder will be subject to a positive security clearance outcome. Failure to comply with the security vetting requirements may result in disqualification. Once appointed, the successful Bidder will have to ensure that all the CDC and DPW's statutory and regulatory approvals are in place and procedures implemented, prior to any construction activities commencing. These include, but are not limited to:
 - (i) Safety, Health and Environmental Management Plans;
 - (ii) Agreed Project Execution Plan;
 - (iii) Human Resource Management Plan;
 - (iv) Third Party Approvals, such as the approvals from the:
 - Department of Public Works
 - Local Authority;

The documentation for this RFP Process can be downloaded from the CDC's website: www.coega.co.za or the National Treasury e-Tender portal from **Friday, 24 July 2026 at 10h00**. The CDC will not take responsibility for any errors with the downloading of documents. Bidders are therefore required to ensure that they download the full pack with no missing pages.

All queries relating to this BID may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management, strictly via e-mail: Cpttenders@coega.co.za between the period of **24 July 2026 to 14 August 2026. No new queries received after 14 August 2026 will be responded to.**

A compulsory site briefing meeting will be held on **Tuesday, 04 August 2026, at 12h00**, at the Address: **CDC Cape Town Office 60 St Georges Mall, 11 floor, South African Reserve Bank Building, Cape Town, 8000**, where representatives from the Coega Development Corporation and DPWI will meet prospective Bidders. The briefing minutes will be shared with the Bidders who have attended the briefing meeting and will also be published on the CDC website. **All prospective Bidders must bring a valid form of identification to be present at the security desk to be allowed entry into the building, where the briefing will be held and bids submitted.**

Bidders must note that **two days** will be allocated for site visits, these visits will happen from **Tuesday, 11 August 2026 to Wednesday, 12 August 2026 both days starting at 09:00**. All bidders that require site visit on these dates must submit their **certified copy of a Valid South African Identification document on the day of the compulsory briefing, alternatively email them strictly via e-mail: Cpttenders@coega.co.za, not later than Wednesday, 05 August 2026 @ 12pm for vetting to enter the Groote Schuur Estate, a National Key Point.**

The closing date and time for the receipt of complete Tender documents is **Monday, 31 August 2026 at 12:00**. One original completed Tender document and one flash drive (with one electronic Priced Schedule (PS) shall be placed in a sealed envelope clearly marked: **"CDC/277/26 REQUEST FOR PROPOSAL FOR THE APPOINTMENT OF A TURNKEY CONTRACTOR FOR THE TOTAL UPGRADE OF GROOTE SCHUUR HERITAGE HOUSE MUSEUM IN CAPE TOWN"**. Documents must be lodged in the Lodging register and deposited in the tender box at reception in the **CDC Cape Town Office 60 St Georges Mall, 11 floor, South African Reserve Bank Building, Cape Town, 8000**. All prospective Bidders must bring a valid form of identification to be present at the security desk to be allowed entry into the building.

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.

Bids will be opened in public, and 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.

Telegraphic, telexed, typed, 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 Bid must be in writing only, and must be directed to:

Ms Zine Mtanda, Unit Head: Supply Chain Management; e-mail: Cpttenders@coega.co.za

There shall be no disclosure, other than to the Client's legal and technical advisors of the tender amounts, method of work, terms, conditions, etc., to any other 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.

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• right PLACE • right TIME • right CHOICE