



## **T1.1: INVITATION TO TENDER**

**Contract No. CDC/194/22**

### **DESIGN AND CONSTRUCTION OF CENTRAL AFRICAN REPUBLIC (CAR) LOGISTICS BASE FOR STORAGE OF GOODS AND CONDUCT OF CUSTOMS OPERATIONS IN PORT OF DOUALA, CAMEROON**

*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 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 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 government of Central African Republic (CAR) with implementation of Logistics Base projects in Cameroon following an international call for expression of interest, the CDC was awarded a concession by the Central African Republic (CAR) for the development of Logistics Bases in Cameroon (CMR). These projects are aimed at providing a platform for the storage of goods and the conduct of customs operations for goods in transit to/from Central African Republic through Cameroon Ports.*

CDC is, on behalf of a company which will be incorporated in Cameroon, procuring a contractor to construct the Logistics Base for Storage of Goods and conduct of Customs Operations in Douala, Cameroon. The successful bidder will have a direct agreement with the operating entity. The construction is envisaged to take 9 months.

#### **INVITATION TO TENDER**

**The Coega Development Corporation (CDC) on behalf of an entity which will be incorporated in Cameroon is inviting capable and competent Service Providers with proven experience and track-record to submit their bids for DESIGN AND CONSTRUCTION OF CENTRAL AFRICAN**

## **REPUBLIC (CAR) LOGISTICS BASE FOR THE STORAGE OF GOODS AND CONDUCT OF CUSTOMS OPERATIONS IN DOUALA, CAMEROON**

It is estimated that tenderers must have a CIDB Contractor Grading designation of **9GB or 9CE or equivalent as it applies to the country of origin if applicable**. Emerging contractors with a CIDB Contractor grading designation of 8GB PE, are not eligible to make submissions.

### **SCOPE OF WORK**

The construction will constitute the following main components:

- CFS Warehouse Building (2 Floors): 4,000 m<sup>2</sup>
- Workshop Building: 1,360 m<sup>2</sup>
- Combined Admin Office & Customs Building (2 Floors): 1,400 m<sup>2</sup>
- Utilities Building: 165 m<sup>2</sup>
- CFS Admin Building: 400 m<sup>2</sup>
- Main Entrance Access Control, Guard Kiosks & Bridge Walkway: 835 m<sup>2</sup>
- Fuel Station (Future): 1,536 m<sup>2</sup>
- Main Approach Roadways: 1,764 m<sup>2</sup>
- Internal Roads & Circulation: 7,420 m<sup>2</sup>
- Personnel & Visitor Parking: 2,923 m<sup>2</sup>
- CFS Loading & Parking: 8,482 m<sup>2</sup>
- Equipment Parking: 1,117 m<sup>2</sup>
- Container Yard: 34,777 m<sup>2</sup>
- Truck Staging: 1,899 m<sup>2</sup>
- Breakbulk Wood/Logs: 8,209 m<sup>2</sup>
- Breakbulk Non-Wood: 1,826 m<sup>2</sup>
- Value Added Services: 2,061 m<sup>2</sup>
- RoRo/Vehicles: 7,000 m<sup>2</sup>
- Scanner: 750 m<sup>2</sup>
- Weighbridges: 3 No
- Building Platforms and Bulk Earthworks
- Fire Tanks
- Water Tanks
- Sewer / Septic Tanks
- Fire Water
- Domestic Water
- Stormwater
- Electrical Supply

- Back-up Power Generator
- High Mast Lighting Perimeter Fencing & Gates

The site area is a 'green' site and requires a project with a two phased approach with Phase 1 being the bulk earthworks and construction of site platforms complete with entrance roadways to facilitate the building operations and Phase 2 being the construction of the building works and remaining external works for the entire project.

Buildings to be constructed complete with concrete surface beds, concrete, brick and steel framed structures (as specified), roofs, windows, doors, etc., and (where required) the necessary electrical installation, plumbing, fire sprinkler installation, access control installation, fire detection installation, air conditioning installation and mechanical ventilation and smoke extraction systems.

Ancillary external works comprise bulk earthworks, water mains, fire mains, electrical mains, storm-water lines, sewers, perimeter security fence, concrete hard-standing areas and roadways, retaining walls, hardstand parking areas and internal roadways and landscaping.

## **CONDITIONS**

Failure to adhere to the conditions stated hereinunder 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) South African Bidders shall be registered with the Construction Industry Development Board (CIDB). It is estimated that tenderers must have a CIDB Contractor Grading designation of **9GB or 9CE or equivalent as it applies to the country of origin if applicable**. Emerging contractors with a CIDB Contractor grading designation of 8GB PE and 8CE PE or equivalent are not eligible to make submissions.
- (b) The CDC's Procurement Policy and Procedures shall apply.
- (c) The Preferential Procurement Regulations, 2017 (90/10 preference point system) will apply as follows:
  - Price - 90,
  - BBBEE Score - 10
- (d) The following legislation shall apply:
  - (i) Public Finance Management Act (PFMA);
  - (ii) National Treasury Regulations;
  - (iii) Preferential Procurement Policy Framework Act, 2000;
  - (iv) Preferential Procurement Regulations, 2017;

- (v) Occupational Health and Safety Act and Regulations, Act (85 of 1993) or Cameroonian equivalent;
  - (vi) Compensation for Occupational injuries and disease Act (130 of 1993) or Cameroonian equivalent;
  - (vii) Part VI sections 95 to 103 Law No. 92/007 of 14 August 1992 putting in place the labour code of Cameroon (Safety, Hygiene and Health at the Workplace)
  - (viii) BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013); and
  - (ix) Any other applicable legislation in Cameroon.
- (e) Bidders will be evaluated on functionality and are expected to meet the minimum 65 points threshold in order to be evaluated further. The evaluation criteria for assessing functionality and weight of each criterion are provided under **T1.3** of the tender document.
  - (f) 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 subminimum requirement and may submit an affidavit or a certificate issued by CIPC, confirming their ownership and annual turnover. In the case of a Joint Venture (JV) / Consortium, a consolidated B-BBEE certificate will be required and it must be accompanied by individual B-BBEE Certificates/affidavits of their entities to confirm the type of enterprise.
  - (g) 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. A relevant equivalent registration must be confirmed by Bidders outside South Africa.
  - (h) All South African Bidders must be Value Added Tax (VAT) Vendors and Bidders in other countries must be Tax compliant in their country of origin. The Form of Offer must include VAT.
  - (i) 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. MAAA0. A relevant equivalent proof of registration must be provided by bidders outside South Africa.
  - (j) The CDC will only award the Bid to a Successful Bidder who is tax compliant. The tax compliant status of the Bidders (and all the members in the Bidding Team in the case of Consortia or Joint Ventures) will be verified through the CSD and South African Revenue Services (SARS) website. Bidders outside South Africa will be verified through relevant departments.

- (k) Public servants are prohibited from conducting 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 carried out by the CDC and Bidders will be disqualified should they be found to be in contravention with this requirement.
- (l) The Bidders must nominate a person who will be their Overall Project Team Leader. The Overall Project Team Leader:
  - (i) Should have delegated authority to sign:
    - (1) The Tender Submissions;
    - (2) All the Returnable Documents that should also be initialled and submitted as part of the Tender document;
    - (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.
  - (ii) Would be conferred the authority to be the duly Authorised Signatory as would be provided in the **Certificate of Authority of Signatory** that should be included in the Tender Document.
  - (iii) Will be the sole point of contact between the CDC and the Bidder during this bidding process, and during contract execution (i.e. for the Successful Bidder).
  - (iv) Would be required to review and sign off all the deliverables to the CDC during the execution of the contract, confirming their quality and professional soundness.
- (m) In the case of JVs/Consortia, the parties to the JV/ Consortium must include a Letter of **Intent to Enter into a JV/Consortium Agreement**.
- (n) Entities are not permitted to be a member of more than one (1) JV/Consortium or Bidding Team.
- (o) Bidders must complete and sign the POPI Act form Q. In the case of a Joint Venture/ Consortium, a separate form in respect of each party to the JV must be completed
- (p) 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.
- (q) Bidders are required to procure 35% of materials from South Africa, this may include professional services. Shipping costs must be incorporated in the costing. The successful bidder will be required to sign a declaration prior to commencing, indicating the materials, services, and other South African based costs which make up at least 35% of the value contained in the Form of Offer.
- (r) It is incumbent upon and the responsibility of the Prospective Bidders to submit their full and correct contact details when they are downloading the tender documents to enable any

communication that the CDC might need to issue to all the Prospective Bidders during the bidding process to be realised. The CDC will not be accountable for any such omission or failure by the Prospective Bidders.

- (s) No telephonic or any other form of communication with any other CDC member of staff other than the named individual below relating to this tender document will be permitted.
- (t) 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 or equivalent Professional body in the ECCAS region within the prescribed period. Registrations in the "Candidate Category" will not be accepted. The CHSO/CHSM or equivalent Professional body in the ECCAS must have proven record of years 10 years or more.
- (u) Incomplete Tender document Submissions will be deemed null and void and shall be considered non-responsive.
- (v) The Tender validity shall be twenty-four (24) weeks.
- (w) Tender documents are available in French, but submissions must be in English. Furthermore, the language of the contract will be English.
- (x) CDC will not award more than two active projects to any one bidder, unless at least one project has reached 80% completion and a capacity assessment will be conducted.
- (y) The Professional limit of liability for the bidder's consulting disciplines must not be less than R30 million for any one claim, and "unlimited in the aggregate"
- (z) Contractors shall sub-contract at least a minimum of 20% of the value of the contract to local Cameroonian registered entities. The main contractor shall, however, remain responsible for the whole contract vis-a'-vis the client, irrespective of whether work is carried out by the main contractor or sub-contractor.

Documents can be downloaded from the CDC website: [www.coega.co.za](http://www.coega.co.za) from **Monday, 19<sup>th</sup> September 2022, at 12:00 South Africa time (SAT) or 10:00 GMT.**

Tenderers must access the "Tenders/ Current" tab on the home page, click on this RFP – CDC/194/22 – pass through the registration screen by completing all details, pass through the Pay Portal (leave the value at R0.00), and the documents will then be accessible).

Bidders may submit enquiries in **English or French** to Ms. Zine Mtanda, Unit Head: Supply Chain Management e-mail: [Tenderscdc19422@coega.co.za](mailto:Tenderscdc19422@coega.co.za) up to close of business 16:30 South African time (14:30 GMT) on **Monday 24<sup>th</sup> October 2022** Any queries received after this date and time will not be entertained. Questions and Answers will be shared with all bidders without revealing the name of the bidders.

A compulsory virtual briefing meeting with representatives of the employer and professional team will take place, the first briefing will be held on **Tuesday 27 September 2022 at 12h00 South African time (10h00 GMT)**. The link contained below may be used to access the meeting:

[Click here to join the meeting](#)

Meeting ID: 384 410 388 028

Passcode: 846mL6

[Download Teams](#) | [Join on the web](#)

A non-compulsory on-site meeting with representatives of the employer and professional team will take place on site, at Douala in Cameroon, on Wednesday 28 September 2022 starting at (10h00 GMT). The GPS coordinates to the site are as follows:

No	X	Y
B1	909591, 179	1444822, 729
B2	909747, 485	1444573, 092
B3	909499, 060	1444407, 637
B4	909492, 120	1444409, 037
B5	909331, 420	1444650, 437
B6	909332, 810	1444657, 367

Bidders who only attend the online meeting should sign the Form 10 in Volume 2 to confirm that they are familiar with the site or they have separately visited the site and they will have no claim for any site conditions, locations, services that they could have reasonably established had they visited the site. .

Briefing notes will be packaged and published to all on the CDC website.

The closing time for the receipt of tenders is **12h00 South Africa time (10h00 GMT) on Monday, 31<sup>st</sup> October 2022 at 12h00**. The physical address for the delivery of the documents:

Coega Development Corporation  
Corner Alcyon Road & Zibuko Street  
Zone 1  
Coega SEZ  
Gqeberha  
6100  
South Africa

**Or**

send by email to [Tenderscdc19422@coega.co.za](mailto:Tenderscdc19422@coega.co.za)

There will be public opening of bid documents at, Coega Development Corporation, Coega SEZ Business Centre, Corner Alcyon Road & Zibuko Street, Zone 1, Coega SEZ, Gqeberha in South Africa. The Bids opening register will be placed on the website within 48 hours from the closing time.

Requirements for sealing, addressing, delivery, opening and assessment of tenders are stated in the tender data, T1.2

*The CDC reserves the right not to accept the lowest proposal in part or in whole or any proposal.*

The size of emailed submissions shall be limited to 20Mb. If the submission comprises more than one email, the bidder shall include in the email header the email number of that particular email, and how many emails comprise the full submission, i.e. "email 1 of 3" would indicate a 3-part submission. If a bidder fails to comply with this requirement, and as a result of bid is not received, or not received in full, the CDC takes no responsibility for a bidder being deemed non-responsive.

Bidders who choose to submit their Bids/Proposals electronically must note that it is their responsibility to ensure that all pages of the original Bid Document and the supporting documents / Annexures are initialled, signed, scanned and included in the electronic submission. Should the electronic submission be missing key pages particularly any documents required for evaluation purposes, CDC reserves the right to not evaluate the bid further. Bidders must first test and confirm that their bid submissions are complete and are accessible before sending the email to CDC. Proposals submitted to an incorrect email address other than the one provided in this document will be disqualified and will not be considered further. CDC will not consider submissions that are submitted via links to "Cloud" storage. Only emailed PDF format documents will be acceptable. PDF documents which are password protected will not be considered. Bidders who submit electronic bids should keep the original copy of their bid as it will be required on appointment of the successful Bidder.