

INVITATION TO BID NOTICE

REQUEST FOR PROPOSAL FOR THE APPOINTMENT OF A CONTRACTOR FOR THE BLOEMFONTEIN: MAINTENANCE REPAIRS AND REFURBISHMENT OF VARIOUS LIFTS AT BLOEMFONTEIN AND SURROUNDING AREAS - WCS 053295

CONTRACT NO: CDC/11/26

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 industrialization 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 realizing 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.

The National Department of Public Works and Infrastructure (NDPWI) appointed Coega Development Corporation (CDC) as the Implementing Agent for the implementation of several Turnkey projects Nationally and with various client departments. These projects require various interventions, namely, Repairs, Maintenance, Renovations, up-grades and refurbishments and new construction subject to the client needs analysis.

The Maintenance Repairs and Refurbishment of Various Lifts in Bloemfontein and Surrounding Areas has been identified as one of the projects.

INVITATION AND SCOPE OF SERVICES

The Coega Development Corporation (CDC) is inviting well-experienced, capable, and competent contractors to bid as **Single Entities or Joint Ventures (JVs)** with a CIDB Contractor Grading designation of **6SI or higher** and proven track record in working on maintenance repairs and refurbishment of passenger and goods lifts. Emerging contractors with a CIDB Contractor grading designation of **5SI PE** are not eligible to make submissions and will not be considered.

This Request for Proposal (RFP) seeks to source the services of a competent Service Provider (SP) for the preventative, corrective, and planned maintenance services, and repairs of the lifts in various buildings in the Free State Province for a period of **30 (thirty) months**. This RFP document details and incorporates, as far as possible, the tasks and responsibilities of the potential bidder required by the CDC.

SCOPE OF WORKS

The scope of works includes the following activities, but not limited to:

The CDC requires the service provider to perform comprehensive maintenance services and repairs to the lifts installed in Bloemfontein, Bethlehem, QwaQwa, Welkom, Kroonstad, Virginia, Sasolburg, Harrismith, Ficksburg, Clocolan, Smithfield, Springfontein and Odendaalsrus, with due regard for the age of the lifts. The service provider will be required to:

- Regulatory Compliance and Competency
- Routine Maintenance and Servicing
- Repairs and Replacement Parts
- Emergency and Call-Out Services
- Communication and Reporting
- Safety Notification and Planned Repairs
- Contractual Control

BID 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 null and void and will not be considered further.

- The Main Contractor must be registered with the Construction Industry Development Board (CIDB) and must have an active CIDB Grade of **6SI or higher**. Potential Bidders with CIDB Grade **5SI PE** are not eligible to bid. The CDC will verify the active grading through CIDB website.
- Entities who intend submitting a bid as a Joint Venture must ensure that their combined grading meets the required CIDB Grading.
- Bidders are required to have a valid and current CIDB registration on the date of closing and required to maintain this registration throughout the Tender Evaluation period. Failure to do so will invalidate the tender.
- 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, will result in disqualification or rejection of the bid.
- The CDC's Procurement Policy & Procedures shall apply
- The following legislation shall apply:
 - Public Finance Management Act (PFMA),
 - Preferential Procurement Policy Framework Act, 2000,
 - The Preferential Procurement Regulations 2022,
 - National Treasury Regulations
 - National Archives and Record Service of South Africa Act 43 of 1996
 - The CIDB Act 38 of 2000
 - Occupational Health and Safety Act and Regulations, Act (85 of 1993),
 - Compensation for Occupational injuries and disease Act (130 of 1993),
 - NEMA National Environmental Management Act (107 of 1998)
 - BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013),
 - Disaster Management Act 57 of 2002
 - Any other applicable legislation. Act, Regulation, and our Guidelines related to Lift, Escalator and Passenger, Conveyor.
- The 80/20 preference point system, as per the Preferential Procurement Policy Framework Act 2000 will apply. The allocation of points will apply as follows:
 - Price 80,
 - Specific Goals 20.
- 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 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. In case of a Joint Venture (JV) / Consortium, the bidder must provide a consolidated B-BBEE certificate would be required, and it must be accompanied by individual B-BBEE Certificates/affidavits of their entities to confirm the type of enterprise.
- Bidders and all 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. The CDC may verify company registration with CIPC through Biz-Portal.
- 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 SARS website. The prospective Bidders must ensure that they are Tax Compliant throughout the validity period of the bid.
- 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 contract would be conditional pending the successful Bidder submitting proof of registration as a VAT vendor with SARS. All Bidders must be Value Added Tax (VAT) Vendors and the Form of Offer must include VAT.
- 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. MAAAO.
- 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.
- In-case of Joint Venture (JV) / Consortium should have delegated authority to sign:
 - The Tender Submissions.
 - Any correspondence with the CDC during the bidding process.
 - The Agreement to be entered into with the Successful Bidder; and
 - Any correspondence during the Contract Execution Phase.
 - 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.
 - 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).
 - 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.
- 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 required from the successful Bidder upon completion of the procurement process.
- Bidders must complete and sign the POPI Act form. In case of Joint Venture/ Consortium, a separate form in respect of each party to the JV must be completed.
- 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.
- 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), National Environmental Management Act, Act (107 of 1998) and Disaster Management Act (57 of 2002) and all relevant and applicable legislations. Upon appointment of the successful Bidder will be required to develop Occupational Health, Safety and Environmental Management Systems to comply with the project specification, SANS Norms and Standards. CDC Sustainability Business Unit will manage and monitor compliance and implementation of Occupation Health and Safety, Environmental and Quality requirements for the duration of the contract.
- Upon award the successful Bidder will be required to appoint a Part-Time Construction Health and Safety Officer or Construction Health and Safety Manager (CHSO/CHSM) actively registered with SACPCMP. No candidate registration will be accepted. The CHSO/CHSM must have a proven record of **02 years** or more. The CHSO/CHSM will take full responsibility of managing and supervising safety, health and environment on an ad-hoc basis throughout the duration of the contract.
- 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 a specific duration".
- The performance of the Bidders on projects they have been awarded (past and current projects) shall be reviewed and evaluated on an on-going basis by the CDC Project Manager. Poor performance on awarded projects may result in a Bidder not being awarded future projects by the CDC as per the CDC Service Provider Performance Management System (SPPMS).
- CDC will not award more than **two (2)** 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.
- The CDC reserves the right, in its sole discretion, to reject any bid where it appears to the employer that the bidder does not comply with any of the requirements set out above. If the CDC does not accept any submission, it will declare this tender process to be closed and may then elect to negotiate with any party, or to proceed on a completely different basis, or not to proceed with the services.
- Should the Department of Public Works & Infrastructure (DPWI) be unable to avail funds for this project during the planned project life cycle, due to unforeseen circumstances, the CDC reserves a right to suspend, withdraw and or terminate the agreement.
- No telephonic or any other form of communication with any other CDC member of staff, this bid must be in writing only, and must be directed to: **Ms. Zine Mtanda, Unit Head: Supply Chain Management**; e-mail address: **NDPWTenders@coega.co.za**.
- The tender validity period shall be sixteen **(16) weeks**.
- 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 or failure by the Prospective Bidders.

Bid documents will be available for download from the CDC Website (www.coega.co.za) or the National Treasury e-tender portal from **Friday the 17 April 2026 from 12h00** at no cost. 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. 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

All queries relating to this BID may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management, strictly via e-mail: **NDPWTenders@coega.co.za** between the period of **17 April 2026 to 04 May 2026**. No new queries received **after 04 May 2026** will be answered to.

A non-mandatory briefing meeting will be held **Tuesday 28 April 2026 at 11h00** as detailed in **table 1** below.

Table 1: Briefing Meeting Details

#	Description	Details
1	Venue	Virtual on Teams
2	Date	28 April 2026
3	Time	11h00
4	Meeting link	Microsoft Teams meeting Join: https://teams.microsoft.com/join/32899432824187?p=giwyTVbnmltQi7NDxR Meeting ID: 328 994 328 241 87 Passcode: Mp95ee76

The closing date and time for the receipt of complete Tender documents is **Monday, 18 May 2026 at 12:00**. One original completed Tender document shall be placed in a sealed envelope clearly marked: **“Contract No: CDC/11/26: BLOEMFONTEIN: MAINTENANCE REPAIRS AND REFURBISHMENT OF VARIOUS LIFTS AT BLOEMFONTEIN AND SURROUNDING AREAS - WCS 053295.”**

Documents must be lodged in the Lodging register and deposited in the tender box at reception in the **CDC Tshwane Office, 179 Lunon Road, 2nd Floor, Lourie Place, Hillcrest Office Park, Lynwood, Tshwane, 0083**. Bids will NOT be opened in public, and no late submission will be considered. An opening register will be sent within 48 hours of opening bids.

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.

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 player 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: **NDPWTenders@coega.co.za**.

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

