

REQUEST FOR PROPOSALS
APPOINTMENT OF A TURNKEY CONTRACTOR FOR GROOTE SCHUUR
ESTATE: UPGRADES OF BUILDINGS, MECHANICAL, ELECTRICAL AND
SECURITY ENHANCEMENTS
CONTRACT NO: CDC/12/26

The Coega Development Corporation (CDC) is headquartered in the City of Geberha, 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 department. These projects require various interventions namely: Groote Schuur Estate Upgrades of Buildings, Mechanical, Electrical and Security Enhancements.

INVITATION AND SCOPE OF SERVICES

The Coega Development Corporation (CDC) is inviting well-experienced, capable, and competent Security Installation service providers with proven experience and track-record in the construction and Security infrastructure Services to submit their Proposals for the Appointment of a Turnkey Contractor for Groote Schuur Estate Security Enhancements project.

This is a Turnkey Contract therefore the Bidders should submit their Proposals either as Joint Ventures (JVs), Consortia or as single entities if they possess all the requisite skills in-house.

The project is to be completed within 36 months including design period from the Commencement Date.

EMPLOYER'S REQUIREMENTS

Respondents are required to have relevant experience and knowledge in executing turnkey on high end security enhancements and built infrastructure projects, which will entail planning, concept and detailed design process, construction/execution, commissioning and one year maintenance period of the facility. The CDC envisages that the elements to be upgraded would consist of but not limited to the following, as further elucidated under Annexure O – Employer's Requirements/Specification:

- a) **Appointment of a Security Infrastructure inclusive of Built Environment Services incorporating Professional Service Providers (PSPs).** The Appointed Service Provider will execute **Planning Concept, Detailed Design, Construction/Installations, Commissioning, One Year Maintenance Period and Closeout.**
- b) **Decanting Facilities** – Enabling works that will see to the removal of movable assets to safe storage facilities which will be identified by the DPWI and temporary accommodation for the SAPS members.
- c) **Access Control Systems** – Installation of biometric and multi-factor authentication systems, integration with centralized security management systems.
- d) **Surveillance & Monitoring**
 - High-definition Closed -Circuit Television (CCTV) cameras with Artificial Intelligence (AI) powered analytics **(with capability for facial recognition, night vision, motion detection, license plate recognition).**
 - Video wall installation in upgraded monitoring room for real-time situational awareness.
 - Network Video Recorders (NVR's) with extended 90 calendar days storage and redundancy.
- e) **Perimeter Security** – Perimeter Intruder Detection System, Motion Sensors, Automated Vehicle Barriers including Bollards and Seismic Detection Systems.

- 2.1. Monitoring Room 1**
 - a) **Advanced workstation for Security Operators with real-time incident tracking including** integrated alarm management systems with automated alerts.
 - b) **Geographic Information System (GIS)** mapping integration for threat visualization.
 - c) **Decanting & Temporary Accommodation** – Existing monitoring rooms must be decanted, and temporary monitoring rooms must be commissioned for the duration of the works.
 - d) **Gas Suppression Systems** – Fire resistant and clean-agent suppression systems.
 - e) **Fire Detection System** – including smoke detectors.
 - f) **HVAC System** – to provide cooling for the ICT equipment.
 - g) **Built Environment Services** – Provision of new space in a form of Safe room, Kitchenette and Ablution Facilities
 - h) **Uninterrupted Power Supply (UPS) & Backup Power** – High-capacity UPS system to ensure 24/7 operation during power outages. Automatic failover to generator with minimum 8- hours runtime. Surge protection for all critical systems.
 - i) **Redundancy & Resilience** – Dual fibre-optic network links for uninterrupted connectivity. Redundant servers with automatic failovers. Climate control systems to maintain optimal operating temperature.
- 2.2. Monitoring Room 2**
 - a) **Advanced workstation for Security Operators with real-time incident tracking including** integrated alarm management systems with automated alerts.
 - b) **Decanting & Temporary Accommodation** – Existing monitoring rooms must be decanted, and temporary monitoring rooms must be commissioned for the duration of the works.
 - c) **Fire Detection System** – including smoke detectors.
 - d) **HVAC System** – to provide cooling for the ICT equipment.
 - e) **Built Environment Services** – Provision of new space in a form of Safe Room, Kitchenette, Ablution Facilities and Safety Metal Mesh in Ceilings
 - f) **Uninterrupted Power Supply (UPS) & Backup Power** – High-capacity UPS system to ensure 24/7 operation during power outages. Automatic failover to generator with minimum 8- hours runtime. Surge protection for all critical systems.
 - g) **Redundancy & Resilience** – Dual fibre-optic network links for uninterrupted connectivity. Redundant servers with automatic failovers. Climate control systems to maintain optimal operating temperature.

- 2.3. Built Environment Services Reconfiguration**
 - (a) **Modification of Guardhouses** – Reconfiguration of existing Guardhouses (**Hotel 1,2,5&6**) to comply with the guardhouse design (SANS, Heritage Standards and SAPS Five Star).
 - (b) **Heritage Compliance** – Modifications must be non-invasive and reversible where possible.
 - Secure and Approvals from Heritage Western Cape (HWC) before implementation.
 - Use materials and finishes that match the existing heritage aesthetics.
 - (c) **Demolition of existing Guardhouse and Build New (Hotel 3&4)** – Demolition, removal from and proper disposal of demolished materials and build new to comply with the guardhouse design (SANS, Heritage Standards and SAPS Five Star).
 - (d) **Modification of Genadendal Entrance** – Reconfiguration of existing Guardhouse to comply with the guardhouse design (SANS, Heritage Standards and SAPS Five Star).
 - (e) **Modification of Highstate Entrance** – Reconfiguration of existing Guardhouse to comply with the guardhouse design (SANS, Heritage Standards and SAPS Five Star).
 - (f) **Retaining Wall (Concrete or Brick and Mortar Constructed)** – Remove unsafe wall and replace with new in compliance with SANS and Heritage Standards, including taking care of associated security fencing.
- 2.4. National Key Point (NKP) Compliance**
 - (a) Secure communication lines (encrypted radios, secure Voice Over Internet Protocol)
 - (b) Vetted personnel only (all staff must undergo national security clearance).
 - (c) Secure Data storage in compliance with POPIA
- 2.5. Additional requirements – Cyber Security Measures**
 - (a) Network Segmentation to prevent unauthorized access.
 - (b) Regular penetration testing and vulnerability assessments.
- 2.6. Maintenance & Support (during one year defects liability period)**
 - (a) 24/7 Technical support with 1-hour response time for critical failures.
 - (b) Preventative Maintenance for all security enhancements.

CONDITIONS OF TENDER

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) Respondents must comply with the CDC's Procurement Policy & Procedures.
- (b) The following legislation shall apply:
 - (i) Public Finance Management Act (PFMA);
 - (ii) Preferential Procurement Policy Framework Act (PPPFA), 2000;
 - (iii) The Preferential Procurement Regulations 2022;
 - (iv) National Treasury Regulations;
 - (v) Critical Infrastructure Protection Act 8 of 20219 (CIP Act);
 - (vi) National Heritage Resources Act , Act (25 Of 1999);
 - (vii) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - (viii) 2014 Environmental Impact Assessment Regulations as amended;
 - (ix) National Archives of SA (Act No.43 of 1996);
 - (x) National Building Regulations and Building Standards, Act (103 of 1977);
 - (xi) National Qualifications Framework Amendment Act (12 of 2019);
 - (xii) Skill Development Act, Act (97 of 1998);
 - (xiii) The Construction Industry Board Act, (38 Of 2000);
 - (xiv) Compensation for Occupational injuries and disease Act (130 of 1993);
 - (xv) NEMA National Environmental Management Act (107 of 1998);
 - (xvi) Disaster Management Act 57 of 2002;
 - (xvii) Broad Based Black Economic Empowerment Act Number 53 of 2003 (as amended by Act number 46 of 2013);
 - (xviii) Minimum Information Security Standards (MISS), Public Service Regulations, 2016 Regulation 67.
 - (xix) Protection of Personal Information Act (Act No. 4 of 2013; and
 - (xx) Any other applicable legislation.
- (c) The **80/20 or 90/10** preference point system will be used where points allocation will be as follows:
 - (i) Price – **80/90**
 - (ii) Specific goals – **20/10**
- (d) Bidders will be evaluated on functionality and are expected to meet the minimum of 70 points threshold in order to be evaluated further. The evaluation criteria for assessing functionality and weight of each criterion are provided in the RFP document;
- (e) 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. The CDC may verify company registration with CIPC through BizPortal.
- (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). 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/affidavit of their entities to confirm the type of enterprise.
- (g) Failure on the part of a Bidder to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed. The documentation required to claim points for Specific Goals will be a BBBEE Level of Contributor certificate issued by an accredited SANAS agency.
- (h) An Entity that is part of a JV/Consortium is not permitted to form part of more than one bid submission in terms of the Competition Act 89 of 1998;
- (i) Proof of registration with Treasury's Centralized Supplier Database (CSD) or provide a Treasury CSD registration number e.g. MAAA;
- (j) 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.
- (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 contract would be conditional pending the successful Bidder submitting proof of registration as a VAT vendor with SARS;
- (l) The 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;
- (m) 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 (SPMMS);
- (n) Bidders must complete and sign the POPI Act consent form. In case of Joint Venture/Consortium, a separate form in respect of each party to the JV must be completed;
- (o) Public servants are prohibited from doing any form of business with organs of the 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 with the regulations.
- (p) Bidders are required to have a design team with professionals' registered with the relevant professional bodies for the appropriate class of work.
- (q) 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.
 - (iii) 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 Proposal for this TENDER Process.
 - (iv) Will be the sole point of contact between the CDC and the Bidder during this bidding process.
 - (v) 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.
- (r) The successful Bidder will be required to comply with the Occupational Health and Safety Act and Regulations, Act (85 of 1993); Compensation for Occupational Injuries and Disease Act, Act (130 of 1993), National Environmental Management Act, Act (107 of 1998) and Disaster Management Act, Act (57 of 2002) and, all relevant legislations throughout the duration of the contract. Upon appointment of the successful Bidder, will be required to develop Occupational Health, Safety and Environmental Management Systems in compliance with the 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. The Bidder shall ensure as far as is reasonably practicable, that article/substance is safe and without risk to health when properly used and that it complies with prescribed requirements. Take such steps as may be necessary to ensure that such article/substance's information is available regarding the use at work, risks to health and safety associated with and procedure to be followed is available in the case of an incident occurrence.
- (s) A successful Bidder (Contractor) will be required to provide valid proof of registration of the Construction Health and Safety Officer (CHSD) or Construction Health and Safety Manager (CHSM) with SACPCMP upon award during construction phase, must have necessary competencies and resources to execute his or her duties. The CHSD/M must have proven record of 5 years of experience or more. The CHSD/CHSM will take full responsibility of managing and supervising safety, health and environment throughout the construction duration. No candidate registration will be accepted.
- (t) Upon award the successful Bidder 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.
- (u) Upon award the successful Bidder) will be required to appoint an **Architect (with Heritage experience) and Landscaping** Consultants actively registered with the approved statutory body or voluntary association to perform heritage and environmental professional consulting services respectively. Both Heritage and Landscaping Consultants will take full management and supervision of heritage 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.
- (v) Upon award the successful Bidder will be required to appoint an **Electronics and Fire Engineering Consultants** actively registered with the approved statutory body or voluntary association to perform professional consulting services respectively. Both Electronics and Fire Engineering Consultants will take full management and supervision of their respective disciplines 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
- (w) 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;
- (x) In case of a JV award, the entity will be expected to provide valid proof of registration with Compensation Fund or approved Licenced Insurer specified as the JV entity for a specific duration"
- (y) Any misrepresentation of information will lead to immediate disqualification of the Bidder and its Submission will be deemed as being null and void. 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 and signs the submission as a correct and sound documentation that the CDC could put its reliance on.
- (z) Attendance of the Briefing Meeting by at least one member of the Company or JV/Consortium is compulsory. The attendance register will be used to confirm attendance. Submissions from Companies or JV/Consortium which did not attend the Compulsory Briefing Meeting will not be evaluated. Only one person must represent and sign at the briefing meeting and may not represent more than one entity.
- (aa) The bids will be evaluated as follows:
 - (i) Stage 1: Timeous Submission
 - (ii) Stage 2: Responsiveness Assessment,
 - (iii) Stage 3: Functionality Assessment,
 - (iv) Stage 4: Quantitative Assessment,
 - (v) Stage 5: Qualitative Assessment and
 - (vi) Stage 6: State Security Agency Clearance
- (bb) The bid validity period shall be **twenty-four (24) weeks** from the tender closing date.
- (cc) It is incumbent upon and the responsibility of the Bidders to submit their full and correct contact details when they download the TENDER 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.
- (dd) Bidders must be vetted by the State Security Agency (SSA) prior to consideration for appointment for the project. Any Bidder that does not get clearance from the SSA will not be eligible for appointment on this project.
- (ee) 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 DPWI'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
- (ff) Bidders must only be submitted on the tender document that is issued.
- (gg) Alternative bids may be submitted. An Alternative bid shall be submitted on a separate completed set of bid documents and shall be clearly marked "Alternative Bid" to distinguish it from the unqualified bid. Bid documentation shall state that the CDC will not be bound to consider alternative bids. Where the alternative bid is not accompanied by the original bid such submission will be declared non-responsive and shall not be evaluated.
- (hh) 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.

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, 23 January 2026 at 10h00**. 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 packet with no missing pages.

All queries relating to this TENDER may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management strictly via e-mail: Cpttenders@coega.co.za between the period of **23 January 2026 to 18 February 2026**. No new queries received after **18 February 2026** will be responded to.

A **Compulsory Site Briefing Meeting** will be held on site. Address: **CDC Cape Town Office 60 St Georges Mall,11 floor, South African Reserve Bank Building, Cape town, 8000, South Africa. on Tuesday, 3 February 2026, at 10h00** 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 will be required to present a valid form of Identification at the Security Desk on the ground floor to be allowed access to the CDC offices. Bidders must note that two days will be allocated for site visits. All MUST provide a written request for a site visit, indicating the date. This must be accompanied by **a correct copy of a Valid South African Identification document to the CDC before the scheduled site visit for vetting to enter the Groote Schuur Estate, a National Key Point.**

The closing date and time for the receipt of complete bid documents is **12h00, Wednesday, 25 February 2026.**

One original completed bid document and one flash drive (with one electronic Priced Activity Schedule (PAS) shall be placed in a sealed envelope clearly marked:

“CDC/12/26: APPOINTMENT OF A TURNKEY CONTRACTOR FOR GROOTE SCHUUR ESTATE: UPGRADES OF BUILDINGS, MECHANICAL, ELECTRICAL AND SECURITY ENHANCEMENTS”

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 will be required to present a valid form of Identification at the Security Desk on the ground floor to be allowed access to the CDC offices.

Tenders will not 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. Tenderers must ensure that all Tender 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 Tender 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.

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 tender must be in writing only, and must be directed to:
Ms. Zine Mtanda, Unit Head: Supply Chain Management; e-mail address: Cpttenders@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 20000:12018 • ISO 27001:2022

