

REQUEST FOR PROPOSAL  
PROFESSIONAL CONSULTANCY SERVICES FOR DIHLABENG REGIONAL  
HOSPITAL PHASE 2: VARIOUS CONSULTING DISCIPLINES  
CONTRACT NO: CDC/77/25 ET AL

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 Coega Development Corporation (CDC) was appointed by the National Department of Health (NDoH) to act as an Implementing Agent for the implementation of the department's health infrastructure projects under the In-Kind grant funding. These projects range from the construction of Regional & District Hospitals, Community Health Centres (CHC) and Primary Health Clinics (PHC) with associated Staff Accommodation.

INVITATION AND SCOPE OF SERVICES

The CDC is inviting capable and competent Service Providers to submit proposals as single entities or Joint ventures/consortiums for the provision of professional consultant services for Dihlabeng Regional Hospital smart revitalization project, located in Bethlehem in the Free State Province. Respondents are required to have relevant experience and knowledge in the administration of construction contracts, managing and administering the respective consultants for complex infrastructure projects, where sectional completion and decanting are applicable. The professional consultancy services required are for the following disciplines;

| NO. | CONTRACT NUMBER | DISCIPLINE                                      |
|-----|-----------------|---|
| 1   | CDC/77/25       | Principal Agent / Lead Project Manager Services |
| 2   | CDC/78/25       | Architectural Services                          |
| 3   | CDC/81/25       | Electrical and Electronics Engineering Services |

The respondents are required to have relevant experience and knowledge to undertake the professional consultancy duties and complete the identified deliverables from Stage 3, 4, 5, 6 and 7. The period for this appointment will be valid for 36 months or after the acceptance of the Close Out report for this project. The successful bidders will subsequently enter into a Service Level Agreement (SLA) with the CDC.

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) The CDC's Procurement Policy and Procedures shall apply.
- (b) The 80/20 preference point system, as per the Preferential Procurement Regulations, 2022  
The Following scores will be applied:

(i) Price

- 80

(ii) Specific Goals (B-BBEE Status Level of Contribution)

- 20
- (c) The following legislation shall apply:

(i) Public Finance Management Act (PFMA);

(ii) Construction Industry Development Board Act, (CIDB Act 38 of 2000)

(iii) National Environmental Management Act, (107 of 1998

(iv) National Treasury Regulations;

(v) Public Procurement Act, 2024;

(vi) Preferential Procurement Regulations, 2022;

(vii) National Building Regulations and Building Standards Act (103 of 1977)

(viii) South African National Standards (SANS) 10400

(ix) Occupational Health and Safety Act and Regulations, Act (85 of 1993);

(x) Compensation for Occupational injuries and disease Act (130 of 1993);

(xi) Broad -Based Black Economic Empowerment (BBBEE) Amendment Act (46 of 2013);

(xii) Disaster Management Act (57 of 2002);

(xiii) The National Qualifications Framework Act (Act No. 67 of 2008)

(xiv) The National Qualifications Framework Amendment Act (Act No. 12 of 2019)

(xv) The Skills Development Act (Act No. 97 of 1998) as amended by Employment Services Act 4 of 2014;

(xvi) National Heritage Resources Act, NHRA (Act No. 25 of 1999);

(xvii) Competition Act (Act No. 89 of 1998);

(xviii) Protection of Personal Information Act (Act No. 4 of 2013; and

(xix) Any other applicable legislation.
- (d) 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 R1.8 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 R1.8 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. The consortia/Joint Venture must submit a consolidated B-BBEE Certificate as well as individual B-BBEE Certificates /affidavits of their own entities to confirm the type of enterprise
- (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) All Bidders must be Value Added Tax (VAT) Vendors and the offers will be deemed to include VAT. 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 Service (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.
- (g) 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.
- (h) The CDC will only award the Tender to a Successful Tenderer who is tax compliant. The tax compliant status of the Tenderers (and all the members in the Tendering Team in the case of Consortia or Joint Ventures) will be verified through the CSD and South African Revenue Services (SARS) website.
- (i) Capacity assessment will be conducted if the recommended bidder is eligible to be awarded already has other active contracts with the CDC.
- (j) 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 done, and bidders will be disqualified should they be found to be in contravention with the regulations. A letter of confirmation must be provided with this bid document should a bidder have been granted permission by National Treasury to conduct business with an organ of state.
- (k) 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) Any correspondence with the CDC during the bidding process;

(3) The Agreement to be entered into with the Successful Bidder; and

(4) 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.
- (l) In the case of JVs/Consortia, the Bidder must include a Letter of Intent to Enter into a JV/Consortium Agreement.
- (m) Entities are not allowed to be a member of more than one (1) JV/Consortium or Bidding Team.
- (n) 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 is applicable to this project. The CIDB B.U.I.L.D Standard for Developing Skills Through Infrastructure Contracts (March 2023) shall also apply to this contract;
- (o) 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.
- (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) The successful bidders 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) and National Environmental Management Act, Act (107 of 1998), Disaster Management Act, Act (57 of 2002) and all applicable Legal and Other requirements. CDC Sustainability Business Unit will monitor compliance and implementation of SHE Management Systems throughout the duration of the contract.
- (r) The successful bidder will be required to procure the services of a Professional Construction Health & Safety Agent (PrCHSA), as part of the conditions of appointment:

(i) The appointment of the PrCHSA is to be a nominated sub-consultant under the Principal Agent / Lead Project Manager Service Provider.

(ii) The PrCHSA will be required to appoint a competent Environmental Officer (EO) based fulltime on site to oversee compliance of environmental obligations.
- (s) It is incumbent upon and the responsibility of the Prospective Bidders to submit their full and correct contact details when they collect 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.
- (t) Bidders will be evaluated based on functionality and must meet the minimum threshold of 65 points in order to be evaluated further. The evaluation criteria for measuring functionality and weight of each criterion is provided in the document;
- (u) The bids will be evaluated as follows:

(i) Stage 1: Responsiveness Assessment,

(ii) Stage 2: Functionality Assessment

(iii) Stage 3: Quantitative Assessment,

(iv) Stage 4: Qualitative Assessment

(v) Tender validity shall be Twelve (12) weeks from the closing date. Tenders must only be submitted on the tender document that is issued.
- (w) Incomplete Tender document Submissions will be deemed null and void and shall be considered non-responsive.
- (x) Proof of registration with relevant Professional Statutory Bodies or membership with Voluntary Associations (whichever is specified). Confirmation of professional registration will be conducted at a point in time of the evaluation process through the Professional Bodies' Registries, therefore professionals must ensure that their registrations are valid and appear in the registers throughout the evaluation process.
- (y) Attendance of the Mandatory Site Briefing Meeting by at least one member of the Company or JV/Consortium is required. The attendance register will be used to confirm attendance.
- (z) Disbursements will be paid based on proven costs using Department of Public Works rates as a guideline. Bidders are advised to utilise the correct vehicle capacity they intend to use when pricing for Travelling under disbursement. The Vehicle Capacity e.g., 2500 cc used at bidding stage will be the same vehicle capacity e.g., 2500 cc utilised on appointment and during Implementation.
- (aa) Rates tendered will be subject to negotiation, not exceeding the applicable industry rates as prescribed by the tariff of fees or remuneration guidelines issued by the relevant professional service organization or regulatory body
- (bb) The CDC reserves the right not to accept tendered rates that are discounted beyond 20% of the applicable industry rates as prescribed by the tariff of fees or remuneration guidelines issued by the relevant professional organization or regulatory body.

Collection of Documents

An open tender process will be followed. The Tender Notice will be published on the CDC website, Tender Bulletin (e-tender), and Free State Provincial Tender Bulletin on **Thursday, 17 April 2025**.

Bid documents will be available for download from the CDC Website ([www.coega.co.za](http://www.coega.co.za)) and Tender Bulletin (e-tender), from **Thursday, 17 April 2025 at 10:00 am, at no cost**. Potential bidders will be required to provide their email addresses in the system before downloading the documentation for correspondence purposes. 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.

Mandatory Briefing Session

A mandatory Site Briefing Meeting will be held at Dihlabeng Regional Hospital on **Wednesday, 30 April at 11:00 am**.

Physical address - Eeufeys Street, Bethlehem, Free State, South Africa

**GPS Co-Ordinates:28° 13´ 58.57" S; 28° 19´ 11.56" E**

Briefing notes will only be shared with potential bidders who attended the briefing meeting and who have provided their correct email addresses on the Attendance Register.

Closing date and time

The closing time for the receipt of tenders is **12h00 on Monday, 19 May 2025**.

One original completed bid document shall be placed in a sealed envelope clearly marked:

- 1) **“CDC/77/25 RFP: Professional Consultancy Services for Dihlabeng Regional Hospital Phase 2 - Principal Agent/Lead Project Manager Services”**
- 2) **“CDC/78/25 RFP: Professional Consultancy Services for Dihlabeng Regional Hospital Phase 2 - Architectural Services”**
- 3) **“CDC/81/25 RFP: Professional Consultancy Services for Dihlabeng Regional Hospital Phase 2 - Electrical & Electronics Engineering Services”**

Bids are to be placed in the tender box at the **CDC Pretoria Office, 145 Herbert Road, Eastwood, Pretoria, 0083**.

Bids 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.

Bid Communication

Bidders are requested to send enquiries related to the bid to [dohtenders@coega.co.za](mailto:dohtenders@coega.co.za), between the period of **17 April 2025 to 12 May 2025**. No new queries received after **12 May 2025** will be entertained.

**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: [dohtenders@coega.co.za](mailto:dohtenders@coega.co.za)

Failure to provide mandatory information required in this bid will result in the submissions being deemed null and void and shall be considered non-responsive.

***There shall be no disclosure, other than to the Clients legal and technical advisors of the tender amounts, method of work, terms conditions, etc., to any other service Bidder 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.***

TIP-OFFS ANONYMOUS HOTLINE:  
STOP: THEFT / FRAUD / DISHONESTY / BRIBERY /  
BLACKMAIL / INTIMIDATION  
Call Toll-free TODAY: 0800 007 035 and remain anonymous.