

REQUEST FOR PROPOSALS
FRAMEWORK AGREEMENT FOR PROVISION OF PROFESSIONAL
CONSULTANCY SERVICES FOR QUANTITY SURVEYING, ARCHITECTURAL,
CIVIL ENGINEERING, PRINCIPAL AGENCY AND STRUCTURAL ENGINEERING
SERVICES FOR VARIOUS INFRASTRUCTURE PROJECTS
CONTRACT NO: CDC/303/25 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 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.

INVITATION TO BID

The CDC is inviting capable and competent Service Providers to submit Proposals as **single entity firms** for a Framework Agreement for the provision of professional consulting services for various infrastructure projects throughout South Africa. The invitation is extended to Professional Service Providers with a registered office based in any of the provinces in South Africa. **Joint Ventures or Consortia will NOT be considered.** The services required are as per below table:

Table 1

#	Contract Number	Contract Description/Services
1	CDC/303/25	Framework Agreement for Professional Consultancy Services on Quantity Surveying for Various Infrastructure Projects
2	CDC/304/25	Framework Agreement for Professional Consultancy Services on Architectural Services for Various Infrastructure Projects
3	CDC/305/25	Framework Agreement for Professional Consultancy Services on Civil Engineering for Various Infrastructure Projects
4	CDC/357/25	Framework Agreement for Professional Consultancy Services on Principal Agency for Various Infrastructure Projects
5	CDC/365/25	Framework Agreement for Professional Consultancy Services on Structural Engineering for Various Infrastructure Projects

The purpose of this process is to create a framework agreement with qualified bidders who can be appointed in respect of a particular project/programme procurement as and when required. Respondents are required to have relevant experience and knowledge in the planning, design, construction management and commissioning of infrastructure projects, where applicable. Registered Professionals providing these services **as Freelancers SHALL not appear on two (2) or more competing bidders** as this constitutes a Conflict of Interest and must submit proposals through a registered entity. The scope and weighting provided in the RFP is generic and may be adjusted to suit the project requirements and complexity.

NB: The Period for this framework agreement will be valid for 5 years.

CONDITIONS

- (a) The CDC Procurement Policy Shall apply.
- (b) The following legislation shall apply:
 - (i) Public Finance Management Act (PFMA);
 - (ii) Preferential Procurement Policy Framework Act, (5 of 2000) (PPFA)
 - (iii) The Preferential Procurement Regulations 2022;
 - (iv) The Construction Industry Development Board Act, (38 of 2000)
 - (v) National Treasury Regulations;
 - (vi) The National Qualifications Framework Amendment Act, (12 of 2019);
 - (vii) The Skills Development Act, (97 of 1998)
 - (viii) Disaster Management Act, (57 of 2002);
 - (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 Act Number 53 of 2003 (as amended by Act number 46 of 2013);
 - (xii) NEMA National Environmental Management Act (107 of 1998);
 - (xiii) 2014 Environmental Impact Assessment Regulations as amended;
 - (xiv) National Water Act, NWA (Act No. 36 of 1998);
 - (xv) National Water Act: Regulations regarding the procedural requirements for Water Use Licence Applications and Appeals;
 - (xvi) National Heritage Resources Act, (25 of 1999);
 - (xvii) National Archives of SA Act No. 43 of 1996; and
 - (xviii) Any other applicable legislation In the built environment and including all Municipal Bylaws.
- (c) The 80/20 or 90/10 preference point system will apply at the time of allocating projects through the established framework upon receipt of requests for new projects. The cost estimate of the tender will be used to determine the applicable preference point system.
- (d) 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.
- (e) Bidders must provide proof of registration on the National Treasury's Central Supplier Database (CSD) or provide a Treasury CSD registration number e.g. MAAAO.
- (f) CDC will only award the tender to a bidder who is tax compliant. The tax compliance status of the bidders will be verified through the CSD and South African Revenue Services (SARS) website.
- (g) As per the 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 a 51% and EMEs with an annual turnover of above 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.
- (h) Bidders 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.
- (i) Bidders must complete and sign the POPI Act consent form.
- (j) CDC will not award more than five (5) active projects to one bidder, unless one project has reached 80% completion stage and beyond. A capacity assessment may be conducted in an event that the recommended service provider is the only responsive bidder and has already been awarded five contracts to be considered for a sixth contract. This decision is at the sole discretion of the CDC and is subject to their performance on the active five contracts.
- (k) The CDC will not allocate additional projects to any bidder who has Final Accounts/Close Out Reports outstanding for more than 90 days from the date of final completion, as per contractual obligation. However, the bidder will be included in the Framework System but will not be assigned a project.
- (l) The performance of the bidders on projects that they have been awarded 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.
- (m) The successful bidder will be required to comply with the National Environmental Management Act, (107 of 1998), National Heritage Resources Act, (25 of 1999), Occupational Health and Safety Act and Regulations, Act (85 of 1993), Compensation for Occupational Injuries and Disease Act, Act (130 of 1993), Disaster Management Act, Act (57 of 2002) and, all relevant and applicable legislations throughout the duration of the contract.
- (n) No priced quotation or competitive bids will be awarded to a person or entity who fails to provide proof of tax compliance status within the timeframe given to do so.
- (o) Proof of registration with relevant Professional Statutory Bodies or membership with Voluntary Associations (whichever is specified) must be provided with the bid. Confirmation of professional registration will be conducted at a point in time of the evaluation process of this bidding process through the Professional Bodies' Registries, therefore professionals must ensure that their registrations are valid and appear in the registers throughout the evaluation process.
- (p) 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 of the regulations.
- (q) It is incumbent upon and the responsibility of the Prospective Bidders to submit their full and correct contact details when they download the RFP Document 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.
- (r) 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 the RFP and signs the submission as correct and sound documentation that the CDC could put its reliance on.
- (s) Bidders must provide proof of registration (In good standing) with relevant Professional Statutory Bodies, including a letter of good standing.
- (t) The successful bidders will be placed in the CDC's Framework System for PSPs for various provinces for a period of 36 months.
- (u) 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.
- (v) The tender validity period is twenty-four (24) weeks from the closing date.

Bid documents will be available for download from the CDC Website (www.coega.co.za), e-Tender Portal and Provincial Treasury Tender Bulletin from **Friday, 19 September 2025, 10h00**, at no cost. No hard copies of the RFP Document will be made available by CDC to any Bidder. Potential bidders will be required to provide their email addresses in the CDC website before downloading the documentation for correspondence purposes. Potential bidders must therefore ensure that the email addresses are correct. It is the bidder's responsibility to ensure the document is downloaded correctly and submitted as per the original document sequence as CDC will not be responsible for any inconsistencies on the tender document which may lead to the disqualification of the bidder.

A Compulsory Briefing Meeting will be held on the following dates and venues:

Table 2

Date	Time	Day	Venue
29 September 2025	10h00	Monday	Coega BPO Auditorium, Discovery Building, 136 Tutu Street, Zone 4, Coega SEZ, Gqeberha, 6001
30 September 2025	10h00	Tuesday	Mthatha Stadium, 107 Errol Spring Ave, Umtata Part 1, Mthatha, 5099
01 October 2025	10h00	Wednesday	Central Hub Parking Building, Tshwane Automotive SEZ Phase 1A, Manitoba, The Willows 340-Jr, Pretoria (-25.72769829862646, 28.345040191650828 opposite Ford Company of Southern Africa Gate 4, Corner Sefatanga Road and Road 1 TASEZ SEZ)
02 October 2025	10h00	Thursday	The Square, 250 Umhlanga Rocks Drive, Umhlanga
03 October 2025	10h00	Friday	The Dome, Customs House Building, Heerengracht St, Foreshore, Cape Town, 8001

A bidder shall attend one of the briefing meetings and may still bid for multiple areas.

Queries related to this bid must be addressed strictly to Ms Zine Mtanda via email: consultancytenders@coega.co.za. No telephonic or any other form of communication with any other CDC member of staff, other than the named individual above, relating to this request for bids will be permitted. Briefing Minutes will be uploaded on the CDC website within 7 days after the Briefing Meeting. No queries will be responded to after the **09 October 2025**.

One original completed bid document shall be placed in a sealed envelope clearly marked:
e.g “Contract No: CDC/303/25: RFP – Framework for the Provision of Professional Consultancy Services for (Quantity Surveying) for Various Infrastructure Projects”

Bidders must ensure that their submission is free from any loose pages or detachable components that could compromise the confidentiality or completeness of their bid. Failure to adhere to this requirement may lead to your bid disqualified at the discretion of the CDC.

Entities intending to tender for multiple contracts may submit one package, clearly marked the contract numbers tendering for. The closing date and time for the receipt of completed bids is **Tuesday, 14 October 2025 at 12h00** at the CDC Head Office, **Corner Alcyon Road & Zibuko Street, Zone 1, Coega SEZ, Gqeberha (Port Elizabeth)**. Bids must be handed in at the **Document Control Office** on the **Ground Floor**. No bids will be accepted at any of the other CDC Satellite offices than the one stipulated above.

Bids will not be opened in public and no late submission will be considered. The opening register will be posted on the CDC website within 10 days of the tender closure.

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. Telegraphic, telexed, tippexed, facsimiled or e-mail submissions will not be accepted.

No telephonic or any other form of communication with any other CDC member of staff, other than the named individual below, relating to this request for bid 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 address: consultancytenders@coega.co.za

There shall be no disclosure, other than to the Clients legal and technical advisors of the tender amounts, method, 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.