

INVITATION TO TENDER  
THE CONSTRUCTION OF A NEW GOOD HOPE CLINIC: “DEVELOP AND CONSTRUCT” PROJECT MAKHWALENI NEAR LUSIKISIKI TOWN  
CONTRACT NO: CDC/260/25

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 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 industrialisation 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 Eastern Cape Department of Health (ECDOH) with implementation of infrastructure projects. These projects are aimed at enhancing the health infrastructure leading to developing and transferring skills and reducing poverty.

INVITATION AND SCOPE OF SERVICES

The Coega Development Corporation (CDC) is inviting capable and competent Service Providers with proven experience and track-record to submit their bids for **THE CONSTRUCTION OF A NEW GOOD HOPE CLINIC: “DEVELOP AND CONSTRUCT” PROJECT MAKHWALENI NEAR LUSIKISIKI TOWN.**

The project involves the creation of a turnkey solution for a primary care clinic at OR Tambo District, located approximately 40kms from Lusikisiki (coordinates: **-31.322749; 29.260045**). The appointed service provider will be responsible for the full scope of work including planning, design, construction, equipping and commissioning of a medical facility. The objective is to deliver fully operational and compliant primary care clinic upon completion. The project is expected to follow a sequenced programme of activities and is envisaged to take 24 months or less to complete following a sequenced programme of activities.

It is estimated that tenderers must have an Active CIDB Contractor Grading designation of **7GB** or higher. Emerging contractors with a CIDB Contractor grading designation of **6GB PE** are not eligible to make submissions and will not be considered.

SCOPE OF WORK

The replacement facility will be constructed as a single project. The delivery mechanism having been agreed in Procurement Gate 2, amongst other things, follows a Develop & Construct methodology.

The design phase of works is to complete the gateway approvals process as mandated by Framework for Infrastructure Delivery and Procurement Management (FIDPM). FIDPM Stage 2 has already been approved by the funder, Eastern Cape Department of Health (ECDOH), with the remaining stages to be completed by the successful bidder.

- The detailed scope of works in accordance with FIDPM is as follows:
- a) Review of Stage 2: Concept and Viability (Preliminary Design)
  - b) Stage 3: Design Development (Detailed Design)
  - c) Stage 4: Procurement and Documentation
  - d) Stage 5: Construction Works, comprising of:
    - (i) Bulk earthworks (cut and fill) to construct roads, parking areas and platforms.
    - (ii) Installation of anti-climb security fencing along the facility boundary;
    - (iii) Bulk Services (water, sanitation, waste, electrical & ICT)
    - (iv) Construction of a new 8-hour primary healthcare facility with accommodation for:
    - (v) Clinical Services, e.g., consulting rooms, counselling, vitals, sputum booths, dispensary;
    - (vi) Administration and Staff Areas e.g. main and sub-waiting areas, reception, records, ablutions, and staff rest rooms;
    - (vii) Public Areas e.g. Community meeting rooms, waiting areas and walkways
  - (viii) Construction of General Support services facilities e.g. Utilities Building, Waste Management, Guard House and on-site Laundry Room;
  - (ix) Site security and facility controlled access;
  - (x) Staff Accommodation/Nurses Homes;
  - (xi) Landscaping;
  - (xii) Health Technology;
  - e) Stage 6: Hand Over
  - f) Stage 7: Commissioning

Further to the above, the non-infrastructure components socio-economic deliverables that also form part of the project scope and shall be achieved, namely:

Experiential learning opportunities for built environment graduates in the form of internships; Employment opportunities for the members of the local community; and Participation opportunities for local SMME subcontractors in the form of construction work packages.

CONDITIONS OF TENDER

Failure to adhere to the conditions stated hereunder 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) Bidders shall be registered with the Construction Industry Development Board (CIDB) and should have an active CIDB Contractor grading of 7GB or higher. 6GB PE and lower are not eligible to bid. CIDB JV Calculator will be used for JV's/ Consortiums. The CDC will verify the active grading through CIDB website.
- (b) 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.
- (c) This project will be implemented under the CIDB Best Practise Project Assessment Scheme, known as the B.U.I.L.D Programme, and the successful Bidder will be required to adhere to the requirements of:
  - (i) the CIDB Standard for Indirect Targeting for Enterprise Development Through Construction Works Contracts published in Gazette Notice No. 36190 of 25 February 2013; and
  - (ii) the CIDB Standard for Developing Skills Through Infrastructure Contracts (March 2023).
- (d) The CDC's Procurement Policy & Procedures shall apply.
- (e) The following shall apply:
  - (i) Public Finance Management Act (PFMA);
  - (ii) Preferential Procurement Policy Framework Act, 2000;
  - (iii) The Preferential Procurement Regulations 2022;
  - (iv) National Treasury Regulations;
  - (v) The Construction Industry Development Board (CIDB) Act 38 of 2000;
  - (vi) The National Qualifications Framework Act (Act No. 67 of 2008);
  - (vii) The National Qualifications Framework Amendment Act (Act No. 12 of 2019);
  - (viii) The Skills Development Act (Act No. 97 of 1998);
  - (ix) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
  - (x) Compensation for Occupational injuries and disease Act (130 of 1993);
  - (xi) NEMA National Environmental Management Act (107 of 1998);
  - (xii) Disaster Management Act, (57 of 2002);
  - (xiii) National Water - NWA Act, (36 of 1998);
  - (xiv) Broad Based Black Economic Empowerment (BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013); and
  - (xv) Any other applicable legislation.
- (f) The **80/20** and **90/10** preference point system will apply, where:
  - (i) Price - **80/90**
  - (ii) Specific goals - **20/10**
- (g) An Entity that is part of the JV/Consortium is not permitted to form part of more than one bid submission in terms of the Competition Act 1996.
- (h) 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.
- (i) 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.
- (j) 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 case of a Joint Venture (JV)/ Consortium, 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.
- (k) Bidders will be evaluated on functionality and are expected to meet the minimum of 65 points threshold in order to be evaluated further. The evaluation criteria for measuring functionality and weight of each criterion are provided in the tender document volume 2.
- (l) 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.
- (m) The CDC will only award the tender to a bidder who is tax compliant. The tax status of the bidders will be verified through CSD and SARS website.
- (n) No competitive bids will be awarded to a person or entities/JV's who are not Tax Compliant, therefore prospective bidders must ensure that they are Tax Compliant throughout the validity period of the bid in review.
- (o) CDC will not award more than two 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.
- (p) 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.
- (q) 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 with the regulations. If the bidder has been granted permission by Treasury, the letter must be provided with the bid document.
- (r) 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.
- (s) 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.
- (t) 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 realized. The CDC will not be accountable for any such omission or failure by the Prospective Bidders.
- (u) Attendance of the Briefing Meeting by at least one member of the Company or JV/Consortium is compulsory.
- (v) The successful bidder (Principal Contractor) 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 and applicable legislations throughout the duration of the contract. Upon appointment of the successful bidder, the service provider will be required to develop Occupational Health, Safety and Environmental Management Systems to comply with the SANS and CDC Norms and Standards.
- (w) 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 within the prescribed period. No candidate registration will be accepted. The CHSO/CHSM must have proven record of 5 years or more.
- (x) Upon award the successful Bidder (Principal Agent) 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.
- (y) 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 J/V entity for a specific duration
- (z) Incomplete Tender document Submissions will be deemed null and void and shall be considered non-responsive.
- (aa) Tenders must only be submitted on the tender document that is issued.
- (bb) Tender validity shall be twelve (12) weeks from the closing date.
- (cc) Post contract award, the successful bidder will be required to visit a project of a similar nature in order to determine the benchmarking/quality requirements for the scheme.

To purchase a hardcopy bid document, the bidder must place an order via [dohtenders@coega.co.za](mailto:dohtenders@coega.co.za). The bid documents can be collected 2 days after placing an order during working hours from **CDC Mthatha Office, 24 Park Rd, Umtata Central, Mthatha, 5100 from Tuesday, 26 August 2025 from 10:00am**, AT THE **RECEPTION**. A non-refundable fee of **R700.00** per document must be deposited or payable by means of electronic transfers to Account Name: **CDC ECDOH; Standard Bank, Account No: 000898813, Branch No: 000205, Branch Name: Johannesburg** and proof of payment is required upon collection of the bid documents. No tender document will be available at the Briefing Meeting and should therefore be collected timeously beforehand. **NO CASH WILL BE ACCEPTED.**

Documents may be collected during working hours from **26 August 2025, at 10:00 from CDC's Mthatha Office at 24 Park Rd, Umtata Central, Mthatha, 5100, AT THE RECEPTION.**

Downloading of Documents

Bid documents will be available for download from the E-Tender Portal from **22 August 2025 10:00 am, at no cost**. Potential bidders must 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. 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.

Briefing Meeting

**A compulsory briefing meeting** with representatives of the employer will take place on site, at Good Hope Clinic, situated at OR Tambo District, located approximately 40kms from Lusikisiki on **02 September 2025 starting at 12:00**. The GPS coordinates to the site are as follows: **-31.322749; 29.260045**. The Briefing meeting minutes will be published on the CDC website within 48hours.

Closing date and time

The closing date and time for the receipt of completed bids is **Monday, 06 October 2025 at 12:00** at the **CDC's Mthatha Office at 24 Park Rd, Umtata Central, Mthatha, 5100, AT THE RECEPTION**. Bids are to be placed in the tender box at the **RECEPTION** area.

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

**“CDC/260/25 - THE CONSTRUCTION OF A NEW GOOD HOPE CLINIC: “DEVELOP AND CONSTRUCT” PROJECT MAKHWALENI NEAR LUSIKISIKI TOWN”**

Bids will not be opened in public for the received tenders and a bid opening register will be placed on the CDC website within 48 hours. **NO LATE SUBMISSION** will be considered.

Bid Communication

Queries relating to this Tender may be addressed to **Ms. Zine Mtanda, Unit Head: Supply Chain Management** strictly via e-mail: [dohtenders@coega.co.za](mailto:dohtenders@coega.co.za) between the period of **22 August 2025 to 29 September 2025**. No new queries received after **29 September 2025** will be considered.

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 any mandatory information required in this document will result in the submissions being deemed null and void and shall be considered non-responsive.

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



**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.**