

INVITATION TO TENDER NOTICE

APPOINTMENT OF A TURNKEY CONTRACTOR FOR THE REPAIRS AND RENOVATIONS TO THE SANDTON LABOUR CENTRE BUILDING INCLUDING THE PROVISION AND INSTALLATION OF A GENERATOR AND WATER TANK

CONTRACT NO: CDC/182/25

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 industrialisation 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 realising 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 (NDPW) 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 Sandton Labour Centre has been identified as one of the facilities that need repairs.

INVITATION AND SCOPE OF SERVICES

The Coega Development Corporation (CDC) is inviting capable and competent Contractors with a proven experience and track record to submit their bids for the **APPOINTMENT OF A TURNKEY CONTRACTOR FOR THE REPAIRS AND RENOVATIONS TO THE SANDTON LABOUR CENTRE INCLUDING THE PROVISION AND INSTALLATION OF A GENERATOR AND WATER TANK.**

This is an EPC/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. Bidders must be registered with the CIDB in the General Building (GB) class of works.

The project is to be completed within **12 months** including design period from the Commencement Date.

SCOPE OF WORKS:

The scope of works entails repairs and maintenance to buildings, wet/related services, mechanical installation, electrical installations and civil infrastructure and installation of emergency power generator and elevated steel water tank, below are the components of the building to be attended to amongst others:

- (a) Administration offices
- (b) Public Waiting Area
- (c) Service Counters
- (d) Server Room
- (e) Kitchen
- (f) Break – Away Room
- (g) Staff Ablutions
- (h) Public Ablutions
- (i) Photocopy Room
- (j) Storeroom
- (k) External Works (Civil Infrastructure) including Perimeter Wall.
- (l) Roof Covering
- (m) Electrical and Mechanical Installations
- (n) Guard House
- (o) Parking Area

SCOPE OF WORKS FOR PROFESSIONAL SERVICE PROVIDERS (PSP)

The appointed Turnkey Contractor is required to have in its team the relevant professionals who will provide professional services from Inception Stage (Investigations & Consultations) up to Close Out Stage (refer to tender document for the full list of deliverables).

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 bidder must have a registered contractor with the CIDB grading under the GB class of works and the grading must be in line with the bidders offer. Entities who intend submitting a bid as a Joint Venture must ensure that their combined grading meets the required CIDB Grading.
- b) The CIDB B.U.I.L.D Standard for Indirect Targeting for Enterprise Development through Construction Works Contracts, published in GG No. 36190 of 25 February 2013, is applicable to this project. Furthermore, the CIDB B.U.I.L.D Standard for Developing Skills Through Infrastructure Contracts (March 2023) shall also apply to this contract.
- c) The following legislation shall apply:
 - i. Public Finance Management Act (Act No. 1 of 1999) (PFMA).
 - ii. National Treasury Regulations.
 - iii. Preferential Procurement Policy Framework Act, 2000.
 - iv. The Preferential Procurement Policy Framework Regulations, 2022.
 - v. The CIDB Act, Act 38 of 2000,
 - vi. The National Qualifications Framework Amendment Act No. 12 of 2019;
 - vii. The Skills Development Act No. 97 of 1998;
 - viii. Occupational Health and Safety Act and Regulations, Act 85 of 1993;
 - ix. Compensation for Occupational injuries and disease Act 130 of 1993;
 - x. NEMA National Environmental Management Act 107 of 1998;
 - xi. Disaster Management Act 57 of 2002;
 - xii. Broad-based Black Economic Empowerment Act No. 53 of 2003, as amended by Act No. 46 of 2013 (B-BBEE Act); and
 - xiii. Any other applicable legislation.
 - xiv. The CDC's Procurement Policy and Procedures shall apply.
- d) The **80/20** preference point system, will be applicable for allocating points for price and points for specific goals. The following scores will be applicable:
 - (i) Price - **80**
 - (ii) Specific Goal - **20**
- e) 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 tender document.
- f) 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 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 the 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.
- g) 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.
- h) 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 B-BBEE Level of Contributor certificate issued by an accredited SANAS agency.
- i) The CDC reserves the right to require a bidder, either before a tender is adjudicated or at any time subsequently, to substantiate any claim regarding preferences in any manner required by the organ of state.
- j) Bidders and all its Consortium/Joint Venture (JV) members, if any, must confirm their company registration with the 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.
- k) All Bidders must be Value Added Tax (VAT) Vendors and the Form of Offer must include VAT. Non-VAT vendors who submit bids for contracts that would, if successful, take their annual turnover above the threshold of R1 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) CDC will not award more than two project to any tenderer, unless one of these projects is more than 80% complete. A capacity assessment will be conducted at the Qualitative/Risk Assessment stage if the recommended tenderer is the only responsive service provider.
- m) 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....
- n) Bidders are required to submit certified copies of original certificates of the project team as proof of professional registration with SACAP, ECSA, SAQSP or, SACPCMP, and relevant qualifications (i.e. Degrees / Diplomas),
- o) The CDC will only award the Bid to a Bidder who is tax compliant. The tax-compliant status of the Bidders (and all the members in-compliant status of Bidders (and all the members of the Tendering Team in the case of Joint Ventures) will be verified through the CSD and South African Revenue Services (SARS) website.
- p) 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.
- q) The Bidders must nominate a person who will be their Contractor's Representative. The Contractor's Representative:
 - a. Should have delegated authority to sign on behalf of the Bidder:
 - (1) The Bid Submissions;
 - (2) All the Returnable Documents that should also be initialed and submitted as part of the Tender document;
 - (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.
 - b. Would be conferred the authority to be the duly Authorised Signatory as would be provided in the Certificate of Authority of Signatory at Tender Returnable Schedule 1 that should be included in the Tender Document.
 - c. Will be the sole point of contact between the CDC and the Tender during this bidding process, and during contract execution (i.e. for the Successful Tenderer).
 - d. 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) In the case of Joint Ventures/Consortia, the bidder must include an Intent to Enter into a Joint Venture/Consortium Agreement, signed by all parties to the joint venture; alternatively, provide a Joint Venture agreement signed by all parties to the Joint Venture.
- s) Entities are not allowed to be members of more than one (1) Joint Venture/Consortium or Bidding Team.
- t) 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.
- u) 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 correct and sound documentation that the CDC may place its reliance on.
- v) 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 tendering process to be realised. The CDC will not be accountable for any such omission or failure by the Prospective Bidders.
- w) The successful bidder (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) and Disaster Management Act, Act (57 of 2002) and, all relevant legislations throughout the duration of the contract. Upon appointment of the successful tenderer, the service provider will be required to develop Occupational Health, Safety and Environmental Management Systems in compliance to the CDC Norms and Standards.
- x) The successful bidder (Contractor) upon award shall be required to appoint a competent Full-Time Construction Health and Safety Officer/ Manager (CHSO/M) registered with SACPCMP who the necessary competencies practical experience in the type of construction work has at least associated with the construction project and who shall be responsible for overseeing overall compliance of H&S issues on the project. Registration in the category of "Candidate" will not be accepted. The CHSO/M must have proven record of experience as follows (choose according to the below guidelines):
 - CIDB grading 1- 6 = minimum of 2 years (per the Bidders proposal)
 - CIDB grading 7 = minimum of 5 years (per the Bidders proposal)
 - CIDB grading 8 = minimum of 8 years (per the Bidders proposal)
 - CIDB grading 9 = minimum of 10 years (per the Bidders proposal)
- y) The successful bidder will be required to appoint a registered Construction Health and Safety Agent with SACPCMP (Pr.CHSA) upon award of the contract. Registration in the category of "Candidate" will not be accepted. The appointed Agent will take full management and responsibilities of Safety, Health and Environmental Consulting Services in the contract.
- z) Incomplete Tender document Submissions will be deemed non-responsive.
 - aa) The bids will be evaluated as follows:
 - (i) Stage 1: Responsiveness Assessment,
 - (ii) Stage 2: Functionality Assessment,
 - (iii) Stage 3: Quantitative Assessment, and
 - (iv) Stage 4: Qualitative Assessment.
 - bb) Bidders must provide a Valid Compensation Fund letter of good standing.
 - cc) The Tender validity shall be twelve (12) weeks from the closing date.
 - dd) Tenders must only be submitted on the tender document that is issued.

Collection of Documents

Bid documents for this Tender Process can be downloaded free of charge from the CDC Website: www.coega.com or National Treasury e-tender portal publication from **12h00 on Friday, 16 May 2025**. 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.

In case a bidder prefers to purchase a physical bid document, the bidder must place an order via GPTenders@coega.co.za and the bid documents can be collected during working hours from **Friday, 16 May 2025, from 12:00pm at CDC's offices at No 145 Herbert Road, Eastwood, Arcadia, PRETORIA.**

Bidders who prefer to purchase a physical bid document, a non-refundable fee of **R500.00** per document must be deposited or payable by means of electronic transfers to Account Name: **CDC-DPW-PRESTIGE; Standard Bank, Account No: 080431968, Branch: Pickering Street.** Proof of deposit is required upon collection of the bid documents. **NO CASH WILL BE ACCEPTED.**

Bid Communication

Bidders are requested to send enquiries related to the bid via GPTenders@coega.co.za, between the period of **16 May 2025 and 06 June 2025. No queries received after 06 June 2025 will be entertained.**

Compulsory Briefing

A mandatory briefing meeting will be conducted on Friday, 23 May 2025 at 11H00 on site, The GPS coordinates to the site are as follows: **Latitude 26 5°38.96' S** and **Longitude 28 5°18.77' E**, Address: 09th Street, 424 Marlboro, Sandton. where representatives from the Coega Development Corporation and Consultants will meet prospective Bidders.

Closing date and time

The closing time for the receipt of tenders is on **Tuesday, 17 June 2025 at 12h00.**

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

“CDC/182/25: APPOINTMENT OF A TURNKEY CONTRACTOR FOR THE REPAIRS AND RENOVATIONS TO THE SANDTON LABOUR CENTRE INCLUDING THE PROVISION AND INSTALLATION OF A GENERATOR AND WATER TANK shall be placed in the tender box at the CDC's offices at No 145 Herbert Road, Eastwood, Arcadia, PRETORIA”

Bids will be opened in public, and no late submissions will be considered. No more than two representatives of the tendering entity will be allowed to attend the tender opening session. The opening register will be placed on the CDC website within 48 hours of the tender closure.

Bidders are also required to submit one electronic Priced Activity Schedule (PAS) in a flash drive attached to the bid document. The original completed bid document (hard copy) is mandatory. Bidders who only submit the electronic copy will be deemed not to have submitted a bid and will be regarded as non-responsive.

Failure to provide any **mandatory information** required in this Tender will result in the submissions being deemed non-responsive. Telegraphic, telexed, facsimiled or e-mailed 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: GPTenders@coega.co.za

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



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BBBEE LEVEL 1 CONTRIBUTOR
ISO 9001:2015 • ISO 14001:2015 • ISO 45001:2018
ISO 20000-1:2018 • ISO 27001:2022

