



EXPRESSION OF INTEREST (EOI)
APPOINTMENT TO A PANEL OF PROPERTY DEVELOPERS FOR THE
COEGA DEVELOPMENT CORPORATION (CDC)
Contract No. CDC/22/23

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 CDC attracts local and foreign investment into the Coega Special Economic Zone (SEZ) and the Nelson Mandela Bay Logistics Park (NMBLP); conceptualises and develops complex, multi-disciplinary projects; and provides programme management, strategic advisory, economic research and human capital services. It manages the entire development and service provision through innovative approaches that combine multi-disciplinary skills.

INVITATION TO TENDER

The CDC invites capable and competent Property Developers to express their Interest **as single entities or Consortia/JVs** for the provision of Property Development services for various property development needs within the Coega Special Economic Zone (SEZ) and the Nelson Mandela Bay Logistics Park (NMBLP).

Single Entities and/or Consortia/JVs shall include **ALL** the disciplines listed below. Any respondent that does not meet all these disciplines will be considered as non-responsive.

Table 1: Bidder composition requirements

No.	Discipline
1	Financial Modelling Services
2	Financing Services
3	Design Consulting Services (Stages 1 to 4)
4	Principal Agents (Stages 5 & 6)
5	Architectural Services
6	Quantity Surveying Services
7	Civil Engineering Services
8	Structural Engineering Services
9	Electrical Engineering Services
10	Mechanical Engineering Services
11	Construction Health & Safety Agents
12	Construction Services
13	Facilities Management Services

The purpose of this process is to create a pool of pre-qualified bidders who can be appointed for turnkey property developments within the Coega SEZ and NMLP, on an instructed basis as and when required.

Respondents are required to have relevant experience and knowledge in the development, planning, design, construction management, commissioning and management of commercial properties. The CDC envisages that the properties to be developed would consist of extensions to existing buildings or the construction of new buildings, e.g., warehouses, factories, offices etc. depending on the needs of tenants.

The prospective developers will be required to provide turnkey developments, which will entail the sourcing of funding, planning, designing, construction, maintenance of the facility for the *agreed* timeframes and finally the *transfer of the asset (building/s) to CDC*, post the agreed period.

NB: The pool will be valid for 36 months

CONDITIONS OF TENDER

- (a) The CDC's Procurement Policy and Procedures shall apply.
- (b) The following legislation shall apply:

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- (i) Public Finance Management Act (Act No. 1 of 1999) (PFMA).
 - (ii) National Treasury Regulations.
 - (iii) Preferential Procurement Policy Framework Act, 2000.
 - (iv) Preferential Procurement Regulations, 2022.
 - (v) Occupational Health and Safety Act and Regulations, Act (85 of 1993).
 - (vi) Compensation for Occupational injuries and disease Act (130 of 1993).
 - (vii) B-BBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013); and
 - (viii) Any other applicable legislation.
- (c) Preference will be given to established entities, i.e., with a good track record in the industry and financially stable Property Developers, i.e., high balance sheet. Proof of access to finance and support letters from recognised financial institutions to be submitted.
 - (d) 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.
 - (e) 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. In the case of a JV or Consortium, a consolidated B-BBEE certificate must be submitted as well as individual B-BBEE Certificates/affidavit of the member entities to confirm the type of enterprise.
 - (f) Bidders must provide proof of registration on the National Treasury's Central Supplier Database (CSD) or provide a Treasury CSD registration number e.g., MAAA0...
 - (g) Respondents are required to be tax compliant and CDC will only award the bid at the time of acquisition to a bidder who is not tax compliant. The tax compliant status of the Bidders will be verified through the CSD and South African Revenue Services (SARS) website. No competitive bids will be awarded to a person or entities who fail to provide proof of tax compliance status within the timeframe given to do so.
 - (h) The 80/20 or 90/10 preference point system will be applied at the time of acquiring the products and services, depending on the value of the work.

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- (i) CDC will not award more than five (5) active projects to one bidder, unless one project has reached 80% construction completion stage and beyond. A capacity assessment will be conducted if the recommended bidder is the only responsive service provider.
 - (j) The performance of the bidders on projects they have been awarded shall be reviewed and evaluated on an on-going basis by the CDC Business Development Manager. Poor performance on awarded projects may result to termination of contracts and may lead to the bidder being restricted to do business with CDC through the process of adding the bidder to the CDC red list of suppliers.
 - (k) Proof of registration with relevant Professional Statutory Bodies or membership with Voluntary Associations (whichever is specified).
 - (l) The successful bidders would be placed in the CDC's panel of pre-qualified Property Developers for various provinces for a period of 36 months and will be updated annually to open for new entrants.
 - (m) Public servants are prohibited from conducting any form of business with any organ of state or be a director of a public private company conducting business with an organ of state, unless such an employee is in an official capacity a director of a company listed in schedule 2 and 3 of the PFMA. Verification will be done and bidders will be disqualified should they be found to be in contravention with the regulations.
 - (n) Bidders will be required, at the time of acquiring products and services for a particular category to comply with the Occupational Health and Safety Act and Regulations, Act (85 of 1993); Compensation for Occupational Injuries and Disease Act, (130 of 1993) and Disaster Management Act, (57 of 2002) and all relevant legislations. Upon appointment of the successful bidder, the service provider will be required to develop Occupational Health, Safety and Environmental Management Systems in compliance to the SANS Norms and Standards. CDC SHEQ Unit will monitor compliance and implementation of Occupational Health and Safety, Environmental and Quality requirements for the duration of the contract.
 - (o) The CDC will not consider more than one Lead Professional per discipline, except in the case of the Lead Consultant and Principal Agent, or where these specific disciplines are proposed in conjunction with another discipline (e.g., Principal Agent & Architect).
 - (p) A Lead Professional may not be nominated for one (1) or more competing bidders as this constitutes a Conflict of Interest in terms of the Companies Act. However, a Lead Professional may be nominated for a bid from an individual entity and as part of a Consortium/JV. The Lead Professional will be required to sign **Annexure E** as consent to the nomination for one individual entity and/or one Consortium/JV.
 - (q) A Lead Professional may only be replaced with an individual of equal or higher qualifications and/or experience and only with written approval of the employer.
 - (r) The tender validity period shall be twelve (12) weeks from the closing date.

The EOI documents will be available for download from the CDC Website www.coega.co.za from **Friday, 24th of February 2022 from 10:00**, at no cost. Potential bidders will be required to 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.

A mandatory, briefing Meeting will be held on **Wednesday, 8th of March 2023 at 11:00** at the **CDC Head Office, Corner Alcyon Road & Zibuko Street, Zone 1, Coega SEZ, Gqeberha (Port Elizabeth)**.

The closing date and time for the receipt of completed bids is **Wednesday, 22nd March 2023 at 12:00** 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.

One original completed bid document shall be placed in a sealed envelope clearly marked: ***"CDC/22/23: EOI - EXPRESSION OF INTEREST FOR APPOINTMENT TO A PANEL OF PROPERTY DEVELOPERS FOR THE COEGA DEVELOPMENT CORPORATION (CDC).***

Bids will *not* be opened in public, and no late submission will be considered. Should a bidder prefer to use a Courier, the onus is on the bidder to make sure that the documents are received by the CDC on time.

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, 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 the staff, CDC Agent, client, or any other role players will be permitted other than Ms Zine Mtanda, Unit Head: Supply Chain Management. All enquiries regarding this bid must be in writing only and addressed to:

Ms. Zine Mtanda, Unit Head: Supply Chain Management; e-mail address:
tenderscdc2223@coega.co.za

The CDC reserves the right not to accept the lowest proposal in part or in whole or any proposal.