

INVITATION TO TENDER NOTICE
THE CONSTRUCTION OF NEW SCHOOL BUILDING FACILITY
AT GWEBITYALA SENIOR SECONDARY SCHOOL (SSS)
CONTRACT NO: CDC/26/25

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 Eastern Cape Provincial Department of Education (DoE) together with the Eastern Cape Provincial Department of Public Works (DPW) appointed the Coega Development Corporation (CDC) as an Implementing Agent (IA) to assist in rolling out the infrastructure projects within the Eastern Cape Province. The construction of a New School Building Facility has been identified at Gwebityala Senior Secondary School, situated at Khotyana A/A, Elliotdale under Amathole East DoE District Office.

INVITATION TO TENDER

The Coega Development Corporation (CDC) is inviting a capable and competent Service Provider with proven experience and track-record to submit their bids for **the Construction of a New School Building Facility at Gwebityala Senior Secondary School (SSS)** at Khotyana, Elliotdale, in Amathole East DoE District, Eastern Cape.

Bidders must have a CIDB Contractor Grading designation of **8GB or higher**, emerging contractors with a CIDB Contractor grading designation of **7GB PE are not eligible** to make submissions and will not be considered. It is envisaged that the project will take 24 (twenty-four) calendar months.

SCOPE OF WORKS

- a. Demolition of existing buildings,
- b. Fencing – removal of existing and replace with new.
- c. Block 1 – New admin block,
- d. Block 2 – New Computer Room and Library
- e. Block 3 – New Multipurpose Centre
- f. Block 4 – New Science Lab
- g. Block 5 – New 5 classroom block with HoD office
- h. Block 6 – New 3 classroom block with HoD office,
- i. Block 7 – New Double storey 8 classroom block,
- j. Block 8 – New 4 Classroom Block,
- k. Block 9 – New 4 Classroom block with HoD office,
- l. Block 10 – New Nutrition Centre,
- m. Block 11 – New 3 Classroom Block,
- n. Block 12 – Renovation to existing Staff Ablutions,
- o. Block 13 – New Learner Ablutions,
- p. New Guard House,
- q. New Refuse Area,
- r. New Assembly Slab / Netball Court,
- s. Associated site works such as platforms, walkways, parking, retaining walls and landscaping,
- t. New Water tanks and tank stands
- u. Sewer drainage, stormwater drainage and water raticulation,
- v. Drinking fountain,
- w. New Furniture,
- x. Electrical, mechanical and fire installation.

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) Bidders must be registered with the Construction Industry Development Board (CIDB). Bidders must have a CIDB Contractor Grading designation of 8GB or higher. Emerging contractors with a CIDB Contractor grading designation of 7GB PE are not eligible to make submissions/ to be considered.
 - (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) Entities who intend submitting a bid as a Joint Venture must ensure that their combined grading meets the required CIDB Grading.
 - (d) This project will be implemented under the Construction Industry Development Board Contract Skills Development Goal (CSDG) 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).
 - (e) The CDC's Procurement Policy and Procedures shall apply.
 - (f) The following legislation shall apply:
 - (i) Public Finance Management Act (PFMA);
 - (ii) Construction Industries Development Board Act, Act 38 of 2000
 - (iii) National Treasury Regulations;
 - (iv) Preferential Procurement Policy Framework Act, 2000;
 - (v) Preferential Procurement Regulations, 2022;
 - (vi) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - (vii) Compensation for Occupational injuries and disease Act (130 of 1993);
 - (viii) Broad -Based Black Economic Empowerment (BBBEE) Amendment Act (46 of 2013);
 - (ix) Disaster Management Act (57 of 2002);
 - (x) The National Qualifications Framework Act (Act No. 67 of 2008)
 - (xi) The National Qualifications Framework Amendment Act (Act No. 12 of 2019)
 - (xii) The Skills Development Act (Act No. 97 of 1998) as amended by Employment Services Act 4 of 2014;
 - (xiii) National Environmental Management Act (NEMA) 107 of 1998;
 - (xiv) 2014 Environmental Impact Assessment Regulation as amended; and
 - (xv) Any other applicable legislation.
 - (g) The **90/10** preference point system will be applied to calculate points as follows:
 - (i) Price **90**
 - (ii) Specific Goals **10**
 - (h) 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 R 3 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 R3 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.
 - (i) Bidders will be evaluated on functionality and are expected to meet the minimum of 60 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 under section T1.3.
 - (j) 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.
 - (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 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.
 - (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 Successful Bidder who is tax compliant. The tax compliant status of the Bidders (and all the members in the Tendering Team in the case of Consortia or Joint Venture) will be verified through the CSD and South African Revenue Services (SARS) website.
 - (n) 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.
 - (o) 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 public servant have been granted permission by National Treasury to conduct business with an organ of state.
 - (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.
 - (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.
 - (q) This bid 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
 - (r) In the case of JVs/Consortia, the Bidder must include a Letter of Intent **to Enter into a JV/Consortium Agreement.**
 - (s) Entities are not allowed to be a member of more than one (1) JV/Consortium or Bidding Team.
 - (t) Bidders must complete and sign the POPI Act Consent form H. 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 a correct and sound document that the CDC could put 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 download or 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.
 - (w) 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.
 - (x) Upon award the successful Bidder (Principal Contractor) will be required to provide valid proof of registered Construction Health and Safety Officer or Construction Health and Safety Manager (CHSO/CHSM) with SACPCMP and must have necessary competencies and resources to execute his or her duties. The CHSO/CHSM must have proven record of minimum of 8 years of experience or more (post registration experience). No candidate registration will be accepted.
 - (y) Incomplete Tender document Submissions will be deemed null and void and shall be considered non-responsive.
 - (z) Tender validity shall be **twelve (12)** weeks from the closing date.
 - (aa) Bids 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 on **12h00 on Friday, 14 March 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 tendersDoEec@coega.co.za and the bid documents can be collected during working hours from **Friday, 14 March 2025, from 12:00pm at CDC's Mthatha Office, Ground Floor, 76 Blakeway Road, Mthatha during office hours from (08h00 to 16h30).**

Bidders who prefer to purchase a physical bid document, a non-refundable fee of **R1 500.00** per document must be deposited or payable by means of electronic transfers to Account Name: **CDC – DoE; Standard Bank, Account No: 080 396 038, 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 tendersDoEec@coega.co.za, between the period of **14 March 2025 to 31 March 2025**. No new queries received after **31 March 2025** will be responded to.

Compulsory Briefing

A **Compulsory briefing** meeting with the representatives of the employer and professional team will take place on site, at **Gwebityala Senior Secondary School, Khotyana A/A, Elliotdale, Amathole East DoE District, Eastern Cape** on **Monday, 24 March 2025 at 11:00**. The GPS coordinates to the site are as follows: **(X 28.98517500°, Y-32.0344°)**. The briefing minutes will be shared with the bidders who have attended the briefing meeting and will also be published on the CDC website.

Closing date and time

The closing time for the receipt of tenders is on **Monday, 07 April 2025 at 12h00**.

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

“CDC/26/25 – The Construction of a New School Building Facility at Gwebityala Senior Secondary School”.

Bids are to be placed in the tender box **AT THE RECEPTION** at the **CDC's Mthatha Office, Ground Floor, 76 Blakeway Road, Mthatha 5001**. 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.

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: tendersDoEec@coega.co.za

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.



• 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

