

INVITATION TO TENDER
THE DESIGN AND CONSTRUCTION OF THE FORD OUTBOUND LOGISTICS SEQUENCING FACILITY ON PHASE 2 OF THE TSHWANE AUTOMOTIVE SPECIAL ECONOMIC ZONE
CONTRACT NO: CDC/243/24

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 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 realizing 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 Coega Development Corporation has been appointed as an Implementing Agent and is working together with the Tshwane Automotive SEZ (TASEZ) and the Department of Trade, Industry and Competition (DTIC) to deliver the SEZ to the people of Tshwane, Gauteng and South Africa by driving socio-economic growth through industrialisation.

INVITATION & SCOPE OF SERVICES

The Coega Development Corporation (CDC) is inviting capable and competent Contractors with a proven experience and track record in EPC/Turnkey Projects to submit their bids for **THE DESIGN AND CONSTRUCTION OF THE FORD OUTBOUND LOGISTICS SEQUENCING FACILITY ON PHASE 2 OF THE TSHWANE AUTOMOTIVE SPECIAL ECONOMIC ZONE** to be in The Willows 340-JR to be known as SAMCOR PARK XIO, Pretoria.

This is an EPC/Turnkey Contract and 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.

The type of contract used will be an amended FIDIC contract, Second Edition 2017 (Silver Book) published by the International Federation of Consulting Engineers (FIDIC).

To be eligible to bid, the lead partner should be a Contractor registered with CIDB in the category Grade 9 GB (General Building) and the other partners (Design Team) to comprise of professionals registered with relevant councils under the umbrella of Council for the Built Environment (CBE). Emerging Bidders with CIDB Grade 8 GB PE are not eligible to respond this tender and will not be considered.

The project is to be completed within **10 months** from the Commencement Date.

HIGH-LEVEL SCOPE OF WORK

The project will constitute the following main activities:

- Completion of an **EPC/TURNKEY** Contract for the design and construction of the Ford Outbound Logistics Sequencing Facility on Phase 2 of the Tshwane Automotive Special Economic Zone
- Preparation of concepts for approval by the Client, Employer, Employers Representative and End User.
- Submission of design information, within agreed timelines, for approval by the Client, Employer, Employers Representative, and end user before construction proceeds
- Design and construction of the bulk earthwork's platform (cut and fill) to construct access roads, and parking areas.
- Design and construction of the main sequencing logistics facility top structure & associated offices, canteens, ablution areas, mezzanines, stores, storage and delivery areas, CCTV control rooms etc. as per Client, Employer, and End User's requirements. Note Tenant fit out will not form part of the scope of works for the main contractor. Refer to section **C3.1 Description of the Works Tenant Fit Out, however** all enabling works for these items will be the responsibility of the team bidding on this RFP.
- Design and construction of **ALL** bulk utility services both internally and externally up to the connection points at the erf boundary.
- Design and construction of a secured facility, landscaping, guard houses, turnstile access gate, main gates with access controls, roads, hardstands etc. as per Employer, Client and End User's requirements.

Note: The anticipated total size of the development is approximately 60,000 sqm on approximately 120,000 sqm land area.

CONDITIONS OF TENDER

- a) The Main Contractor must be registered with the Construction Industry Development Board (CIDB) and must have an active CIDB Grade of 9GB. Potential Bidders with CIDB Grade 8 GB PE are not eligible to bid. Bidders shall be registered with the Construction Industry Development Board (CIDB). It is estimated that Bidders must have a CIDB Contractor Grading designation of 9GB or higher. Emerging contractors with a CIDB Contractor grading designation of 8GB PE are not eligible to make submissions/ to be considered.
- b) Entities who intend submitting a bid as a Joint Venture must ensure that their combined grading meets the required CIDB Grading.
- c) 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.
- d) 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 non-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.
- e) 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.
- f) This project is conducted to a 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).
- g) The CDC's Procurement Policy and Procedures shall apply.
- h) The **90/10** preference point system, as per the Preferential Procurement Regulations, 2022 shall apply. The following scores will be applied:
- (i) Price - **90**,
 - (ii) Specific Goals (B-BBEE Status level of Contribution) - **10**.
- i) The following legislations shall apply but is not limited to:
- (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) Construction Industries Development Board Act 38 of 2000;
 - (vi) The National Qualifications Framework Act (Act No. 67 of 2008);
 - (vii) The National Qualifications Framework Amendment Act No. 12 of 2019;
 - (viii) The Skills Development Act No. 97 of 1998; as amended by Employment Services Act 4 of 2014;
 - (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) Broad-based Black Economic Empowerment Act No. 53 of 2003, as amended by Act No. 46 of 2013 (B-BBEE Act);
 - (xiv) 2014 Environmental Impact Assessment Regulation as amended;
 - (xv) National Water Act, NWA (Act no.36 of 1998);
 - (xvi) National Water Act: Regulations regarding the procedural requirements for Water Use Licence Applications and Appeals; and
 - (xvii) Any other applicable legislation.
- j) 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.
- k) 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.
- l) The CDC reserves the right, in its sole discretion, to reject any bid where it appears to the Employer/Client that the bidder does not comply with any of the requirements set out above."
- m) 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 Goals will be a BBEE Level of Contributor certificate issued by an accredited SANAS agency.
- n) The CDC reserves the right to require a bidder, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences in any manner required by the organ of state.
- o) 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.
- p) 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 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;
- q) The CDC will not award more than two active projects to one bidder, unless one project has reached 80% completion stage and beyond. A capacity assessment will be conducted at the Qualitative/Risk Assessment stage if the recommended tenderer is the only responsive service provider.
- r) On the TASEZ development, CDC will not award more than one project to any tenderer, unless the first project is more than 80% complete.
- s) Attendance of the Briefing Meeting by at least one member of the Company or JV/Consortium is compulsory. The attendance register will be used to confirm attendance. Submissions from Companies or JV/Consortium which did not attend the Compulsory Briefing Meeting will not be evaluated.
- t) 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. MAAA0....
- u) Bidders are required to submit certified original certificate copies of the project team as proof of professional registration with ECSA, SACPCMP, EAPASA and SAGC, and relevant qualifications (i.e. Degrees / Diplomas)
- v) 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 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.
 - (ii) 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.
 - (iii) 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).
 - (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.
- w) 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.
- x) Entities and/or Key personal listed are not allowed to be members of more than one (1) Joint Venture/Consortium or Bidding Team.
- y) Bidders must complete and sign the POPI Act. In the case of a Joint Venture/ Consortium, a separate form in respect of each party to the JV must be completed.
- z) 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.
- aa) 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.
- bb) The successful bidder 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. CDC SBU Project Manager will monitor and evaluate compliance throughout the duration of the Contract.
- cc) **As a condition of award**, the successful bidder shall be required to appoint a competent Construction Health and Safety Agent (PrCHSA) registered with SACPCMP who has the necessary competencies and minimum 10 years practical experience in the type of construction work associated with the construction project and who shall be responsible for the design and overseeing overall compliance of H&S issues on the project Registration in the category of "Candidate" will not be accepted.
- dd) **As a condition of award**, the successful bidder shall be required to appoint a competent Full Time Construction Health and Safety Officer or Manager CHSO/M registered with SACPCMP who has the necessary competencies and minimum 10 years practical experience in the type of construction work associated with the construction project and who shall be responsible for assisting and managing overall compliance of H&S issues on the project. Registration in the category of "Candidate" will not be accepted.
- ee) **As a condition of award**, the successful bidder shall be required to appoint a competent Full-Time Environmental Control Officer with minimum qualification of a BSc or BTech in Environmental Management/Natural Science registered with SACNASP and have at least 10 years of practical experience in the type of construction work associated with the construction project; the said incumbent shall be responsible for the design and overseeing overall compliance of Environmental issues on the project. Registration in the category of "Candidate" will not be accepted.
- ff) **As a condition of award**, the successful bidder shall be required to appoint a competent Full-Time Construction Environmental Officer with minimum qualification of a BSc or BTech in Environmental Management/Natural Science registered with SACNASP and have at least 10 years of practical experience in the type of construction work associated with the construction project; the said incumbent shall be responsible for assisting and managing overall compliance of Environmental issues on the project. Registration in the category of "Candidate" will not be accepted.
- gg) **Post award** the successful bidder shall be required to appoint an Employment Relations (ER) Practitioner, as per the minimum requirements in the attached document (Appendix F) "Employment Relations Policy, Principles and Requirements for Construction of the Tshwane Automotive Special Economic Zone (Phase 2 Development), Section 18.2."
- hh) **Post award** the successful bidder shall be required to appoint a competent SMME Coordinator as per the minimum requirements in the attached document (Appendix G) "Specification for the Employment of SMME Subcontractors, section D11.1"
- ii) Incomplete Tender document Submissions will be deemed non-responsive.
- 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.
- jj) Bidders must provide a Valid Compensation Fund letter of good standing.
- kk) The Tender Ministry shall be Twenty (24) weeks from the closing date.
- ll) Tenders must only be submitted in the tender document that is issued.

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 tender 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 e-mail: GPTenders@coega.co.za from **08 September 2024 to 15 October 2024**.

No queries received after **15 October 2024** will be entertained.

Bid documents may be collected during working hours from **Friday, 6 September 2024** from the **CDC's Main office** located at **No 145 Herbert Road, Eastwood, Arcadia, PRETORIA**. A **non-refundable fee of R1500.00 per document** must be deposited or payable by means of electronic transfers to **Account Name: Tshwane Automotive SEZ, Standard Bank, Account No 000502308, Branch Code 051001** and proof of payment is required upon collection of the bid documents. No tender document will be available at the Briefing Meeting. **NO CASH WILL BE ACCEPTED**.

The tender document can be **downloaded on E-Tender Portal at no cost**. It is the bidder's responsibility to ensure the document is downloaded correctly and submitted as per the original document as CDC will not be responsible for any inconsistencies on the tender document which may lead to the disqualification of the bidder.

A mandatory briefing meeting will be conducted on **Monday, 16 September 2024 at 10H00** on site, at **Tshwane Automotive SEZ, Manitoba, The Willows 340-Jr, Pretoria, (Phase 1 Venue: Central Hub Building)** where representatives from the Coega Development Corporation and Consultants will meet prospective Bidders. The GPS coordinates to the site are as follows: **(-25.72769829862646, 28.345040191650828** opposite Ford Company of Southern Africa Gate 4, Corner Sefatanga Road and Road 1 TASEZ SEZ).

The closing time for the receipt of tenders is 12H00 on Monday, 28 October 2024.

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

“CDC/243/24-T - THE DESIGN AND CONSTRUCTION OF THE FORD OUTBOUND LOGISTICS SEQUENCING FACILITY ON PHASE 2 OF THE TSHWANE AUTOMOTIVE SPECIAL ECONOMIC ZONE”

To be placed in the tender box at the **CDC's offices at No 145 Herbert Road, Eastwood, Arcadia, PRETORIA**.

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.

Bids will **not** be opened in public. No late submissions will be considered. The bids opening register will be placed on the CDC website within 48 hours.

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

Telegraphic, telephonic, telex, emailed, and late tenders will **not** be accepted.

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 27001:2013

