

BID NO.: DPWI01WCAN001-DB_CON001-CONTRACTOR

T1.1 TENDER NOTICE AND INVITATION TO SUBMIT PROPOSALS

TERMS OF REFERENCE (TOR) FOR THE PROCUREMENT OF DESIGN AND BUILD CONTRACTOR

FOR THE DEMOLITION OF 112 PREFAB HOUSES (INCLUDING HOUSES UNDER THE ESKOM SERVITUDE) AND ERECTING OF 113 THREE BEDROOM BRICK HOUSES

Independent Development Trust hereby calls for the design and build contractor for the demolition of 112 prefab houses (including houses under the Eskom servitude) and erecting of 113 three-bedroom brick houses.

The procurement of the **DESIGN AND BUILD CONTRACTOR** should be **for Project Stages 3, 4.1, 5 and 6 only**. Stages 1, 2 and 4.2 are done by the appointed professional services providers.

As per National Treasury Instruction No. 4A of 2016/2017, the Central Supplier Database, which is also applicable to Public Entities listed in Schedule 2 of the PFMA, states as follows:

- Paragraph 4.2, "... prospective suppliers must be registered on CSD before submitting bids (open tenders)".

Proposals for this tender will be evaluated and adjudicated in terms of the Mandatory Requirements and Functionality as follows:

The evaluation of the proposals will be carried out in three phases.

1. PHASE ONE

1.1. ADMINISTRATIVE REQUIREMENTS / DOCUMENTATION

The SBD forms must be submitted by all companies, including Joint Ventures/Consortia.

- 1.1.1. Submission of fully completed and signed Invitation to Bid (SBD 1).
- 1.1.2. Submission of fully completed and signed Bidder's Disclosure (SBD 4).
- 1.1.3. Submission of fully completed and signed Preference Points Claim Form in terms of the Preferential Procurement Regulations 2022 (SBD 6.1).
- 1.1.4. Certificate of Acquaintance with Tender Documentation.
- 1.1.5. Valid COIDA or Letter of good standing with the Department of Labour/ FEM. **Not applicable to sole proprietor companies.**
- 1.1.6. Confirmation of Receipt of Addenda to Bid Documents, if applicable.
- 1.1.7. Submission of CIPC Document.
- 1.1.8. Submission of Identity Documents of the Directors of the companies.

1.2. MANDATORY REQUIREMENTS/ DOCUMENTATION

Only Tenderers who satisfy the following eligibility criteria will qualify to proceed to the next phase of evaluation:

- 1.2.1. Authority to Sign a Bid.

- 1.2.2. Valid and active CIDB grading of 9 GB (bidders are encouraged to have their CIDB status active throughout the bidding process).
- 1.2.3. Valid and active registration with the NHBRC as a Home Builder.
- 1.2.4. Valid and active Professional Registration certificate of a Key Personnel registered with each respective Built Environment Council (i.e. SACAP, ECSA, SACPCMP, SACQSP, etc) as a Professional or Professional Technologist. (i.e. to be Pr. Arch/ Pr. Architectural Technologist, Pr. QS, Pr. CPM, Pr. CHSA, Pr. Engineer / Pr. Engineering Technologist, etc).
- 1.2.5. Signed Consortium or Joint Venture (JV) Agreement, if applicable.
- 1.2.6. Attendance to the compulsory site briefing meeting.
- 1.2.7. The value of the Professional Indemnity Insurance (PI) should not be less than R 5 000 000,00 for each Professional Discipline. Failure to provide a valid PI will disqualify the bid. The PI should be from a licensed Financial Services Provider (FSP).

- **NOTE: Failure to submit any of the above-mentioned documents/requirements shall result in disqualification of the bid.**
 - **NOTE: Failure to comply with the criteria stated hereunder shall result in the tender offer being disqualified from further consideration.**
 - Use of correction fluid is prohibited.
 - Tender offer must be properly received on the tender closing date and time specified on the invitation, fully completed, typed or in black ink (All as per the Standard Conditions of Tender and as per the specific condition of this tender document).
- (i) If any of the Directors are listed on the Register of Defaulters, it shall result in the disqualification of the bid.

2. PHASE TWO

FUNCTIONALITY CRITERIA	POINTS ALLOCATION
A. Experience of the company on similar projects not older than 10 years.	20 Points
B. Quality of services based on client reference letters.	20 Points
C. Qualifications, experience, and professional registration of the key assigned personnel.	35 Points
D. Methodology and Technical proposal for the execution of the project.	10 Points
E. Human Resources.	15 Points
TOTAL	100 POINTS

3. PHASE THREE: PREFERENTIAL POINT SYSTEM

Only competent tenders who have reached or exceeded the minimum functionality threshold of **70% (70 points)** will be evaluated on a 90/10 (Price / Specific Goals) points basis in terms of the Preferential Procurement Policy Framework Act of 2000, Preferential Procurement Regulation 2022.

In order to claim and be awarded points, bidders must submit an original or an original certified copy of the following source documents to be submitted with the Bid:

- CIPC Document (Company Registration Document will be required for verification)
- Woman (Certified Copy of ID Document, not older than 6 months)
- Youth (Certified Copy of ID Document, not older than 6 months)
- People with Disability (Letter from the doctor confirming the disability)
- Black Ownership (Certified Copy of ID Document, not older than 6 months)

In cases of a Joint Venture, both JV partners must submit the abovementioned source documents to claim and be awarded points.

The point related to the IDT Specific Goals will be allocated proportionally as per table below:

	POINTS
PRICE	90
SPECIFIC GOALS	10
TARGETED GROUP	
Women	3
Youth	3
People with Disabilities	2
Black People	2
Total points for Price and SPECIFIC GOALS	100

STAGE OF AWARD

The following returnable documents shall be submitted together with the tender documents. Validity of this documentation will be verified at the time of award.

1. Proof of Central Supplier Database (CSD) registration.
2. Valid Tax Compliance Letter with a unique pin issued by SARS.

COMPULSORY SITE BRIEFING

A compulsory site briefing meeting will take place at The Acacia Park Parliamentary Village, situated on Townsend Street in Acacia Park, Cape Town, at the following coordinates: 33°53'30" South, 18°31'50" East on **25 SEPTEMBER 2025 AT 11H00**:

Acacia Park Parliamentary Village
Townsend Street
Acacia Park
Cape Town

Coordinates: 33°53'30" South, 18°31'50" East

ALL BIDDERS ARE TO PRESENT THEIR ORIGINAL ID DOCUMENTS AT THE SITE BRIEFING. PLEASE NOT THAT SITE ACCESS WILL BE DENIED IF AN ORIGINAL ID DOCUMENT IS NOT PRESENTED.

Attendance of the site briefing meeting is compulsory. Key personnel forming part of the project team are encouraged to attend the compulsory site briefing. Tenderers must sign a compulsory attendance register.

Addenda and additional documents, if any, will be issued only to tenderers appearing on the attendance register.

AVAILABILITY OF DOCUMENTS

Documents will be available free of charge online from the **16 SEPTEMBER 2025** on the following websites:

- E-tender – www.etenders.gov.za
- IDT website - www.idt.org.za
- CIDB Website – www.cidb.org.za

BIDDERS QUERIES

All queries relating to this bid may be addressed in writing to the e-mail: dpwi01wcan-tenders@idt.org.za; No verbal or telephonic queries will be attended to. Any attempt to verbally contact with the IDT's employee to influence the outcome of this tender will lead to the disqualification of the bid. All queries should be submitted not later than **03 October 2025**. Queries sent after will not be acknowledged.

CLOSING TIME

The closing time for receipt of tenders is 12:00 Noon on **15 OCTOBER 2025**. Tenders shall be submitted at:

“The IDT Western Cape Regional Office Tender Box” The Physical Address for delivery of Tender documents is:

IDT Western Cape
Regional Office 14th Floor,
Customs House,
Heerengracht Street,
Foreshore, Cape Town,
8001

Bidders should fill out the tender register at the reception of the Western Cape office at a time and date the tender is dropped off in the IDT tender box.

Disclaimer

- Telegraphic, telephonic, facsimile, email, and late tenders **will not be accepted**.
- Requirements for submission, sealing, addressing, delivery, opening, and assessment of tenders are stated in the Tender Data.
- The IDT reserve the right not to appoint the lowest bid financial proposal, based on the outcome of the tender risk assessment.