



INVITATION TO TENDER

CONTRACT NO CDC/427/22

TOWER HOSPITAL AND REHABILITATION CENTRE – UPGRADING, REPAIRS AND RENOVATIONS PHASE 1

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 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 (Pty) Ltd (CDC) is assisting the National Department of Public Works (NDPW) with implementation of infrastructure projects within the Eastern Cape Province. The infrastructure projects include magistrate courts, museums, police stations and prison facilities. The scope of these projects comprises of new facilities, repair and refurbishment, upgrading and maintenance of existing facilities. These projects are aimed at creating jobs, developing and transferring skills and reducing poverty.

The Coega Development Corporation has been appointed as an Implementing Agent and is working together with the Eastern Cape Department of Health (ECDOH) and the Eastern Cape Department of Public Works and Infrastructure (ECDPW&I) to implement Tower Hospital and Rehabilitation Centre – Upgrading, Repairs and Renovations -Phase1.

INVITATION TO TENDER AND SCOPE OF WORKS

The CDC Invites competent Professional Service Providers to submit proposals for the IMPLEMENTATION OF TOWER HOSPITAL AND REHABILITATION CENTRE – UPGRADING, REPAIRS AND RENOVATIONS as Single Entity, Joint Venture/Consortium or Multidisciplinary Entities. Below are the disciplines required:

- (a) Architect (Principal Agent);
- (b) Civil and Structural Engineer;
- (c) Electrical Engineer;
- (d) Mechanical Engineer;
- (e) Quantity Surveyor;
- (f) Health Care Facility Planner;
- (g) Occupational Health and Safety Agent and
- (h) Clerk of Works (Sub-consultant to Principal Agent)

The objective of this RFP is to establish a team of Professional Service Providers led by an Architect as a principal agent (PA) for the implementation of this project.

Respondents are required to have relevant knowledge and demonstrated experience in the Planning, Design and Construction of Mental Health Care facilities. The period for this appointment will be valid for 36 months with an option to extend for an additional 12 months. The successful bidders will subsequently enter into an agreement (SLA) with the CDC.

PROJECT SCOPE OF WORKS

The services to be provided include the following:

- (a) Condition Assessment and Compilation of an Assessment Report;
- (b) End User requirements for the facility;
- (c) Development of Concept Designs, Concept Plans and Project Implementation Plans;
- (d) Development of Decanting, Decommissioning and Commissioning Plans;
- (e) Development of detailed designs and tender documentation;
- (f) Site supervision and contract management during construction phases;
- (g) Overall co-ordination and project management activities;

- (h) Financial Control, Quality Control, Monitoring and Reporting Services;
- (i) Health Technology (HT) Commissioning and commissioning of the facility; and
- (j) Close Out Report

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) Consultants to be registered with the relevant Built Environment (or other where applicable) Professional Councils of South Africa.
- (b) The CDC's Procurement Policy and Procedures shall apply.
- (c) Preferential Procurement Regulations, 2017 (80/20 preference point system) will apply as follows:
 - Price - 80,
 - Empowerment - 20
- (d) The following legislation shall apply:
 - (i) Public Finance Management Act (PFMA);
 - (ii) National Treasury Regulations;
 - (iii) Preferential Procurement Policy Framework Act, 2000;
 - (iv) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - (v) Compensation for Occupational Injuries and Disease Act (130 of 1993);
 - (vi) BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013); and
 - (vii) Any other applicable legislation.
- (e) 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) 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.

- (f) In case of a Joint Venture (JV) / Consortium, the bidder must provide 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) 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.
- (h) All Bidders must be Value Added Tax (VAT) Vendors and the Form of Offer must include VAT.
- (i) 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.
- (j) The CDC will only award the Bid to a Successful Bidder who is tax compliant. The tax compliant status of the Bidders (and all the members in the Bidding Team in the case of Consortia or Joint Ventures) will be verified through the CSD and South African Revenue Services (SARS) website.
- (k) CDC will not award more than five 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.
- (l) 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. If the bidder has been granted permission by Treasury, the letter must be provided with the bid document.
- (m) In-case of JVs/Consortium the Lead Consultant should have delegated authority to sign:
 - (i) The Tender Submissions.
 - (ii) Any correspondence with the CDC during the bidding process.
 - (iii) The Agreement to be entered into with the Successful Bidder; and
 - (iv) Any correspondence during the Contract Execution Phase.
 - (v) 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.

- (vi) 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).
- (vii) 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.
- (n) In case of JVs/Consortia between Lead Consultants, the Bidder must include an **Intent to Enter into a JV/Consortium Agreement**.
- (o) Bidders must complete and sign the POPI Act form Q. In case of Joint Venture/ Consortium, a separate form in respect of each party to the JV must be completed
- (p) 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 documentation that the CDC could put its reliance on.
- (q) 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.
- (r) The empowerment and development objective of 33% SMME participation, will be controlled where the bidder in terms of the Amended BBBEE Codes is a Generic Entity (Turnover over R50 million). The appointed service provider must sub-contract/partner with practitioners from previously disadvantaged groups (black, female and/or with people with disabilities) and/or local black-owned companies (with a turnover of less than R50 million) of the same discipline, where scope and credentials permit. In-case of a JV/Consortium, only the affected parties (Turnover over R50 million) must adhere to the above condition.
- (s) All bidders must be VAT vendors and their forms of offer must be inclusive of VAT.
- (t) Disbursements will be paid based on proven costs using Department of Public Works and Infrastructure rates.
- (u) Incomplete Tender document Submissions will be deemed null and void and shall be considered non-responsive.
- (v) Should the Department of Health be unable to avail funds for this project during the planned project life cycle, due to unforeseen circumstances, the CDC reserves a right to withdraw and or terminate the agreement.

- (w) Period for this appointment will be valid for 36 months with an option to extend for an additional 12 months.
- (x) Telegraphic, telexed, facsimiled or e-mailed submissions will not be accepted.
- (y) Tender validity shall be twelve (12) weeks.

Bid documents will be available for download from the CDC Website (www.coega.co.za) from **Monday the 07th November 2022 from 10h00** 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 site briefing meeting will be held **Friday the 11th November 2022 at 11h00** as detailed in **table 1** below. Briefing notes will be shared with all potential bidders who attended the tender Briefing Meeting and signed the attendance register.

Table 1: Briefing Meeting Details

#	Description	Detail
1.	Venue	Tower Psychiatric Hospital and Psychosocial Rehabilitation Centre
2.	Address	16 Somerset ST, Fort Beaufort, 5720
3.	Co-ordinates	32°46'18"S 26°37'30"E

One original of the completed bid document shall be placed in a sealed envelope clearly marked, for example Contract No: CDC/427/22: RFQ – **TOWER HOSPITAL AND REHABILITATION CENTRE – UPGRADING, REPAIRS AND RENOVATIONS PHASE 1.**

The closing date and time for the receipt of completed documents is **Monday 25th November 2022 at 12h00**. Documents are to be placed in the tender box at the CDC East London Office, Harraway House, 12 Pearce Street, Berea, East London, 5241.

There will be a public opening of bid documents and no late submission will be considered.

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

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

Zine Mtanda, Unit Head: Supply Chain Management; E-mail: tenderscdc42722@coega.co.za

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