

INVITATION TO TENDER

**ELLIOT MAGISTRATE COURT: PLANNED MAINTENANCE, REPAIR AND REFURBISHMENT OF THE ENTIRE FACILITY AND CAPITAL WORKS TO INCLUDE CONSTRUCTION OF ADDITIONAL ACCOMMODATION (WCS – 04521 & 056691)**

**CONTRACT NO: CDC/163/25**

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 CDC is assisting the National Department of Public Works and Infrastructure (DPWI) with implementation of infrastructure projects Nationally. The Infrastructure projects include magistrate courts, museums, police stations and prison facilities to mention a few. The scope of these projects comprises of new facilities, repairs, and refurbishment, upgrading and maintenance of existing facilities. These projects are aimed at creating jobs, developing, and transferring skills and reducing poverty.

INVITATION TO TENDER AND SCOPE OF WORKS

The CDC invites competent Service Providers to submit their Bid documents for the **Planned Maintenance, Repair and Refurbishment of the Entire Facility and Capital Works to include Construction of Additional Accommodation (WCS – 04521 & 056691) at Elliot Magistrate Court** for a period of twenty-four (24) months.

Bidders must have a CIDB Contractor Grading designation of **7GB or higher**, emerging contractors with a CIDB Contractor grading designation of 6GB 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.

PROJECT SCOPE

- The project deliverables are as follows:
- (a) Maintenance and upgrade of existing magistrates building
  - (b) New public ablution building
  - (c) New security and SOS building
  - (d) New magistrate offices
  - (e) Upgrading of existing public ablutions to holding cells
  - (f) Upgrade of existing staff ablution building
  - (g) Upgrade of existing store to House Main DB and generator fuel store
  - (h) Electrical installation
  - (i) Mechanical installation
  - (j) Standby Generator
  - (k) Access Control, Intercom and CCTV
  - (l) IT, ICT and Data 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) The CDC's Procurement Policy and Procedures shall apply.
- (a) Bidders shall be registered with the Construction Industry Development Board (CIDB). It is estimated that tenderers must have a CIDB Contractor Grading designation of 7GB or higher. Emerging contractors with a CIDB Contractor grading designation of 6GB PE are not eligible to make submissions and will not 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).
  - (c) The **80/20** or **90/10** preference point system, as per the Preferential Procurement Regulations, 2022 shall apply. The following scores will be applied:
    - (i) Price - **80/90**
    - (ii) Specific Goals (B-BBEE Status level of Contribution) - **20/10**

**Note: The lowest acceptable tender will determine which point systems will be used.**
  - (f) The CDC procurement policies and procedures shall apply;
  - (g) The following legislations shall apply:
    - i. Public Finance Management Act (PFMA).
    - ii. The Construction Industry Development Board 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 Amendment Act, (12 of 2019);
    - xi. The Skills Development Act, (97 of 1998) as amended by Employment Services Act 4 of 2014;
    - xii. NEMA National Environmental Management Act, (107 of 1998);
    - xiii. National Heritage Resources Act, NHRA (25 of 1999);
    - xiv. 2014 Environmental Impact Assessment Regulation as amended
    - xv. Any other applicable legislation.
  - (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) Tenderers 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.
  - (j) 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.
  - (k) 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.
  - (l) The CDC reserves the right not to accept any submission. If the CDC does not accept any submission, it will declare this tender process to be closed and may then elect to negotiate with any party, or to proceed on a completely different basis, or not to proceed with the services.
  - (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) 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.
  - (q) The bidder 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) 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.
  - (s) 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.
  - (t) In the case of JVs/Consortia, the Bidder must include a Letter of Intent to Enter into a JV/Consortium Agreement.
  - (u) Entities are not allowed to be a member of more than one (1) JV/Consortium or Bidding Team.
  - (v) Tenderers must complete and sign the POPI Act Consent Form. In the case of a Joint Venture/ Consortium, a separate form in respect of each party to the JV must be completed.
  - (w) 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.
  - (x) 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 bidding process to be realised. The CDC will not be accountable for any such omission or failure by the Prospective Tenderers.
  - (y) 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.
  - (z) The successful bidder will be required to comply with the Occupational Health and Safety Act and Regulations, Act (85 of 1993) and Compensation for Occupational Injuries and Disease Act, Act (130 of 1993) and all relevant and applicable legislations. CDC Sustainability Business Unit will monitor compliance and implementation of Occupational Health and Safety, Environmental and Quality requirements for the duration of the contract;
  - (aa) 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 5 years of experience or more (post registration experience). No candidate registration will be accepted.
  - (bb) 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.
  - (cc) 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.
  - (dd) 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.
  - (ee) Incomplete Tender document Submissions will be deemed null and void and shall be considered non-responsive.
  - (ff) Bids must only be submitted on the tender document that is issued.
  - (gg) Tender validity shall be **Twelve (12) weeks** from the closing date.

Collection of tender documents

The Bid documents for this Tender Process can be downloaded free of charge from the CDC Website: [www.coega.com](http://www.coega.com) or National Treasury e-tender portal publication from **12h00 on Friday, 30 May 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 the bidder prefers to purchase a physical bid document, the bidder must place an order via [mthathatenders@coega.co.za](mailto:mthathatenders@coega.co.za) and the bid documents can be collected during working hours from **CDC's Mthatha Office, Ground Floor, 76 Blakeway, Mthatha**, from **Friday, 30 May 2025 from 12:00pm, AT THE RECEPTION**. No documents will be available or issued at the Briefing Session and should therefore be collected timeously beforehand.

Bidders who prefer to purchase a physical bid document, a non-refundable bid fee of **R500.00** per set of documents purchased, payable by bank guaranteed cheque made out in favour of the CDC, or by means of electronic transfers are to be made to Account Name: CDC – DPWI; 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.**

Compulsory briefing

A **compulsory briefing** meeting with representatives of the employer and professional team will take place on site, at **Elliot Magistrate Court on 10 June 2025 starting at 11:00**. The GPS coordinates to the site are as follows: **(LATITUDE: -31°19'59.36''); (LONGITUDE: 27°51'01.68'')**. The briefing notes will be packaged and published on the CDC website.

Closing date and time

The closing time for the receipt of tenders is on **Tuesday, 24 June 2025 at 12H00**.

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

**“CONTRACT NO: CDC/163/25 - ELLIOT MAGISTRATE COURT: PLANNED MAINTENANCE, REPAIR AND REFURBISHMENT OF THE ENTIRE FACILITY AND CAPITAL WORKS TO INCLUDE CONSTRUCTION OF ADDITIONAL ACCOMMODATION (WCS – 04521 & 056691).”**

Bids are to be placed in the tender box at the **Mthatha Office, Ground Floor, 76 Blakeway Road, Mthatha 5001**. The bids will be opened in public, and the opening register will be posted on the CDC website within 48 hours of the tender closure and no late submissions will be considered. All submissions and subsequent information received will become the property of the CDC and will not be returned.

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.

Bidders Enquiries

All enquiries regarding this bid must be in writing only and must be directed to: Ms. Zine Mtanda: SCM Unit Head - e-mail: [mthathatenders@coega.co.za](mailto:mthathatenders@coega.co.za); between the period of the **30 May 2025 to Tuesday 17 June 2025**. No new queries received after **17 June 2024** will be entertained.

**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: [mthathatenders@coega.co.za](mailto:mthathatenders@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

