

**REQUEST FOR PROPOSAL MULTI-DISCIPLINARY
PROFESSIONAL SERVICE PROVIDER FOR THE
CONSTRUCTION OF AN AUTOMOTIVE FACILITY IN ZONE 2
OF THE COEGA SEZ**

Contract No. CDC/506/23

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 on 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 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 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. The CDC'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 the CDC's approach, backed by its core values, is innovation and continuous improvement. This project forms part of the Coega Development Corporation's (CDC) overall development of infrastructure for the Coega SEZ.

INVITATION AND SCOPE OF SERVICES

The CDC is inviting capable and competent Professional Service Providers to submit proposals for the provision of professional consulting services. Respondents must comprise of project teams which must be achieved from multi-disciplinary firms or through the formation of a Consortium or Joint Venture (JV). Members of the multi-disciplinary firm/consortium or JV must comprise of following built environment professionals: Architect, Quantity Surveyor, Civil Engineering, Structural Engineering, Mechanical Engineer, Electrical Engineer, Contract Manager, Fire Engineer, full time Resident Engineer for site monitoring and a Professional Construction Health and Safety Agent.

Respondents are required to have relevant experience and knowledge in the planning, design, construction management and site monitoring of large Automotive Manufacturing Facilities.

The key professional services to be provided include the following but not limited to:

- (a) Project Implementation Plan and work programmes;
- (b) Site locality conditional assessment;
- (c) Bulk services assessments;
- (d) Development of preliminary designs, cost estimates, surveys, investigations, assist with environmental authorizations, etc
- (e) Development of a cost-effective and energy-efficient life cycle Facility.
- (f) Development of detailed designs, detailed technical specifications, working drawings, pre-tender cost estimates etc;
- (g) Tender documentation and tender evaluations;
- (h) Contract management and site monitoring during construction and quality plans;
- (i) Overall project co-ordination and project management activities;
- (j) Financial control, quality control, monitoring, and reporting;
- (k) Commissioning of the facility and hand over; and
- (l) Close-out documentation.

TENDER CONDITIONS

- (a) Respondents must comply with the CDC's Procurement Policy & Procedures;
- (b) The following legislation shall apply:
 - (i) Public Finance Management Act (PFMA);
 - (ii) Preferential Procurement Policy Framework Act (PPPFA), 2000: Preferential Procurement Policy Framework;
 - (iii) The Preferential Procurement Regulations 2022;
 - (iv) The CIDB Act 38 of 2000;
 - (v) National Treasury Regulations;
 - (vi) The National Qualifications Framework Act (Act No. 67 of 2008 and amended as per Act No. 12 of 2019);
 - (vii) The Skills Development Act (Act No. 97 of 1998);
 - (viii) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - (ix) Compensation for Occupational injuries and disease Act (130 of 1993);
 - (x) NEMA National Environmental Management Act (107 of 1998);
 - (xi) BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013);
 - (xii) Disaster Management Act (57 of 2002); and
 - (xiii) Any other applicable legislation.
- (c) A 90/10 preference points system will apply.
- (d) Bidders and all its Consortium/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.

- (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). QSE with at least 51% or 100% black shareholding and EMEs with an annual turnover of above R1.8 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 R1.8 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 case of a JV, a consolidated B-BBEE certificate must be submitted as well as individual B-BBEE Certificates/affidavit of their entities to confirm the type of enterprise.
- (f) One JV partner is not permitted to form part of more than one bid in terms of the Competition Act 89 of 1998, however CDC is stipulating the exemption as a departure from the provisions of the Act for the Mechanical Engineering and the Contract Manager.
- (g) Proof of registration with Treasury's Centralized Supplier Database (CSD) or provide a Treasury CSD registration number e.g. MAAA0...;
- (h) CDC will only award the tender to a bidder who is tax compliant. The tax compliance status of the bidders will be verified through CSD and SARS website;
- (i) No competitive bids will be awarded to a person or entities who are not Tax Compliant, therefore prospective bidders must ensure that they are Tax Compliant throughout the validity period of the bid in review;
- (j) Bidders must be VAT registered and bids must be submitted VAT inclusive. 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;
- (k) Bidders are required to provide all mandatory information as listed in the RFP;
- (l) This project will be implemented under the CIDB Best Practice Assessment Scheme, otherwise known as the CIDB B.U.I.L.D. Programme. The CIDB Standard for Developing Skills Through Infrastructure Contracts published under Government Gazette No. 48491 of 28 April 2023, and the CIDB Standard for Indirect Targeting for Enterprise Development Through Construction Works Contracts published under Government Gazette No. 36190 of 25 February 2013 shall apply to this contract;
- (m) Bidders will be evaluated based on functionality and must meet the minimum threshold of 65% to be evaluated further. The evaluation criteria for measuring functionality and weight of each criterion are provided in the document;
- (n) CDC will not award more than five (5) 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 five contracts;

- (o) Bidders must complete and sign the POPI Act consent form. In case of Joint Venture/Consortium, a separate form in respect of each party to the JV must be completed;
- (p) Public servants are prohibited from doing 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. If the bidder has been granted permission by Treasury, the letter must be provided with the bid document;
- (q) The bid validity period shall be **twelve (12) weeks** from the RFP closing date. The bid validity will expire on 29 April 2024.

Request for Proposal documents shall be available for download at no cost from the CDC website: www.coega.co.za from **12h00 on Thursday, 14 December 2023**. Potential bidders will be required to provide their email addresses on the CDC website before downloading the documentation for correspondence purposes. Potential bidders must therefore ensure that the email addresses are correct.

A mandatory briefing meeting will be conducted at **10h00 on Monday, 22 January 2023** at the **Coega Vulindlela Accommodation and Conference Centre, Mthawelanga Meeting Venue, 1 Addo Road, Markman, Gqeberha** where representatives from the Coega Development Corporation will meet prospective bidders.

Queries relating to this RFP may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management strictly via e-mail: tenders@coega.co.za between the period of **14 December 2023 to 29 January 2024**. No new queries received **after the 29 January 2024** will be considered. It must be noted that the CDC will not respond between 14 December 2023 and 8 January 2024.

The closing date and time for the receipt of completed bids is, **Monday, 05 February 2024 at 14h00** at the reception desk of the **Coega Development Corporation Head Office, Zone 1, Coega Special Economic Zone, Gqeberha**. One original completed bid document shall be placed in a sealed envelope clearly marked: **"CDC/506/23 – Multi-Disciplinary Professional Service Provider for the Construction of an Automotive Facility in Zone 2 of the Coega SEZ."** and deposited in a tender box. No late submissions will be considered, and bids will not be opened in public.

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, telexed, facsimiled or e-mailed submissions will not be accepted.

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 bid will be permitted. All enquiries regarding this bid must be in writing only, and must be directed to:

Ms Zine Mtanda, Unit Head: Supply Chain Management; e-mail address: tenders@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 tenderer 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.