



**TENDER NOTICE AND INVITATION TO BID
REQUEST FOR PROPOSALS
PROFESSIONAL CONSULTANCY SERVICES FOR HUMAN SETTLEMENTS PROJECTS IN
REGIONS OF THE EASTERN CAPE**

Contract No. CDC/265/23 et al

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 has been appointed by the Eastern Cape Department of Human Settlements (ECDoHS) to assist with rolling out Human Settlements Projects in the Eastern Cape Province for the provision of Internal Services and Construction of Top Structures.

INVITATION TO TENDER

The CDC is inviting capable and competent Service Providers to submit Proposals **as Consortia/JVs or Multidisciplinary entities** for the provision of professional consulting services for various Human Settlements Projects in various Regions of the Eastern Cape.

The Multidisciplinary / Consortium / JV entities must provide the following Functions:

- Principal Agency Function and Civil & Structural Engineering Function
- Land Surveying Function

- Architectural Function
- Quantity Surveying Function
- Electrical Engineering Function
- Geotechnical Engineering Function
- Occupational Health and Safety Agency Function
- Environmental Specialist Function
- Town/ Regional Planner Function

Multidisciplinary Service Providers or JVs/Consortia are required to provide the Functions in line with each project / cluster per **table 1 below**. Bidders are encouraged to subcontract a minimum of **33%** of their work to SMME consultants that will perform some of the above listed and required Functions.

Table 1: Project / Cluster Information

Item	Contract no.	Project / Cluster Name	Scope of Work	MANDATORY KEY PERSONNEL
1	CDC/265/23	Oceanview 468	Construction of 468 Top Structures	• Civil & Structural Engineer (Principal Agent) [Pr. Tech Eng / Pr. Eng] • Quantity Surveyor [Pr QS]. • Architect [Pr. Arch / Pr. Arch Tech.]
2	CDC/268/23	Cluster 1: Makana Disaster 150 & Transit Camp 62	• Confirmation of existing Civil Engineering Services, • Construction of 212 Top Structures	• Civil & Structural Engineer (Principal Agent). [Pr. Tech Eng / Pr. Eng] • Land Surveyor [Pr. LS]
3	CDC/301/23	Lady Grey 56	• Construction of civil engineering works for 56 erven, • Construction of 56 top structures.	• Civil & Structural Engineer (Principal Agent). [Pr. Tech Eng / Pr. Eng] • Health and Safety Agent. [Pr. CHSA] • Environmental Assessment Practitioner/s.
4	CDC/302/23	Venterstad 270	• Construction of civil engineering works for 270 erven, • Construction of 270	• Civil & Structural Engineer (Principal Agent). [Pr. Tech Eng / Pr. Eng] • Health and Safety Agent [Pr.

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			top structures.	CHSA] Environmental Assessment Practitioner/s.
5	CDC/332/23	Cefane Hoek 350 (200)	Construction of 200 Top Structures	- Civil & Structural Engineer (Principal Agent). [Pr. Tech Eng / Pr. Eng] - Quantity Surveyor. [Pr. QS]
6	CDC/333/23	Thornhill 1500 (300)	Construction of 300 Top Structures	- Civil & Structural Engineer (Principal Agent). [Pr. Tech Eng / Pr. Eng] - Quantity Surveyor. [Pr. QS]
7	CDC/365/23	Debera 706 - 277 (429)	Construction of 429 Top Structures	- Civil & Structural Engineer (Principal Agent). [Pr. Tech Eng / Pr. Eng] - Quantity Surveyor. [Pr. QS] - Architect. [Pr. Arch / Pr. Arch Tech.]
8	CDC/383/23	Cluster 2: Toisekraal 32, Zola 16 & Xuma 27	Construction of 75 Top Structures	Civil & Structural Engineer (Principal Agent) [Pr. Tech Eng / Pr. Eng]
9	CDC/341/23	Cluster 3: Nkantolo 1000 Silangwe 500 (174), Zinini 150 (140), Mbizana 160 and Nqabeni 10	Construction of 484 Top Structures	Civil & Structural Engineer (Principal Agent) [Pr. Tech Eng / Pr. Eng]
10	CDC/401/23	PE Destitute 300 (120)	Construction of 120 Top Structures	- Civil & Structural Engineer (Principal Agent). [Pr. Tech Eng / Pr. Eng] - Land Surveyor [Pr. LS]
11	CDC/406/23	Cluster 4: Brooksnek Phepheni (150), Ngqwarhu Xhukulu 500(150), Mfundisweni 210 (150), Dumsi Destitute 100; Bonxa Phase 4 -	Construction of 900 Top Structures	Civil & Structural Engineer (Principal Agent) [Pr. Tech Eng / Pr. Eng]

Item	Contract no.	Project / Cluster Name	Scope of Work	MANDATORY KEY PERSONNEL
		500 (100); Ntabankulu 486 (250)		
12	CDC/420/23	Cluster 5: Inxuba Yethemba Military Veterans (27), & Middelburg - Lusaka 595 (195)	Construction of 222 Top Structures	Civil & Structural Engineer (Principal Agent) [Pr. Tech Eng / Pr. Eng].
13	CDC/421/23	Cluster 6: Dr A.B Xuma Military Veterans (19), Sakhisizwe Military Veterans (20), Chris Hani Disaster 879 - Sakhisizwe (100 units); Mntuntloni 500, Qebe/Silindini 200 & Emalahleni 150	Construction of 989 Top Structures	Civil & Structural Engineer (Principal Agent) [Pr. Tech Eng / Pr. Eng].
14	CDC/422/23	Enoch Mgijima Disaster (150)	Construction of 150 Top Structures	Civil & Structural Engineer (Principal Agent) [Pr. Tech Eng / Pr. Eng].
15	CDC/435/23	Intsika Yethu-KwaHala 500 (100 units)	Construction of 100 Top Structures	Civil & Structural Engineer (Principal Agent) [Pr. Tech Eng / Pr. Eng].
16	CDC/417/23	Barkly East 298	Construction of civil engineering works for 298 erven,	- Civil & Structural Engineer (Principal Agent) [Pr. Tech Eng / Pr. Eng]. - Health and Safety Agent [Pr. CHSA] - Environmental Assessment Practitioner [EAP]
17	CDC/418/23	Jamestown 304	Construction of civil engineering works for 304 erven,	- Civil & Structural Engineer (Principal Agent) [Pr. Tech Eng / Pr. Eng]. - Health and Safety Agent [Pr. CHSA] - Environmental Assessment Practitioner [EAP]

Respondents are required to have relevant experience and knowledge in the pre-planning, planning, design, construction management and commissioning of Human Settlements Projects.

CONDITIONS OF TENDER

- (a) The CDC's Procurement Policy and Procedures shall apply.
- (b) The following legislation shall apply:
 - (i) Public Finance Management Act (Act No. 1 of 1999) (PFMA).
 - (ii) National Treasury Regulations
 - (iii) The Preferential Procurement Regulations of 2022 (PPR – 2022).
 - (iv) Preferential Procurement Policy Framework Act (Act No. 5 of 2000) (PPPFA).
 - (v) Broad-based Black Economic Empowerment Act (Act No. 53 of 2003, as amended by Act No. 46 of 2013) (BBBEE Act).
 - (vi) Occupational Health and Safety Act and Regulations, Act (Act No. 85 of 1993).
 - (vii) Compensation for Occupational injuries and Disease Act (Act No. 130 of 1993).
 - (viii) NEMA National Environmental Management Act (107 of 1998).
 - (ix) Housing Consumers Protection Measures Act, 1998 (Act no 95 of 1998 as amended).
 - (x) Spatial Planning & Land Use Management Act 16 of 2013.
 - (xi) National Housing Code of 2009, and
 - (xii) Any other applicable Acts related to the built environment and Human Settlements including all Municipal Bylaws.
- (c) The 80/20 preference point system, as per the Preferential Procurement Policy Framework Act 2000. The allocation of points - will apply as follows:
 - (i) Price - 80
 - (ii) Specific goals - 20
- (d) Bidders and all 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.
- (e) All Bidders are required to note that prices are to exclude 15 % VAT, (vat zero rated, because HSDG funding is a schedule 5 grant).
- (f) Bidders (all the members in the Bidding Team in the case of Consortia or JVs)) must provide proof of registration on the National Treasury's Central Supplier Database (CSD) or provide a Treasury CSD registration number e.g., MAAA0.
- (g) 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 the case of Consortia or JVs) will be verified through the CSD and South African Revenue Services (SARS) website.

- (h) 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 a 51% 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 must 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 the case of a JV or Consortium, a consolidated B-BBEE certificate must be submitted as well as individual B-BBEE Certificates/affidavit of the member entities to confirm the type of enterprise.
- (i) On the ECDoHS Programme, the CDC will not award more than two (2) 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 service provider is the only responsive bidder and has already been awarded two contracts so as to be considered for a third contract at the sole discretion of the CDC and subject to their performance on the active two contracts.
- (j) The CDC will not allocate additional projects to any bidder and any of their Consortium / JV partner who has Final Accounts outstanding for more than 60 days from the date of contractual obligation.
- (k) The performance of the bidders on projects they have been awarded (past and current ECDoHS and CDC projects) shall be reviewed and evaluated on an on-going basis by the CDC Project Manager. Poor performance on awarded projects may result in a bidder not being awarded future projects by the CDC.
- (l) No priced quotation or competitive bids will be awarded to a person or entities who fail to provide proof of tax compliance status and NHBRC registration of competent Natural or Juristic Person within the timeframe given to do so.
- (m) Proof of valid registration with relevant Professional Statutory Body is required. Confirmation of professional registration will be conducted at a point in time of the evaluation process through the Professional Bodies' Registries, therefore professionals must ensure that their registrations are valid and appear in the registers throughout the evaluation process.
- (n) Public servants are prohibited from conducting any form of business with any organ of state or be a director of a public private company conducting business with an organ of state, unless such an employee is in an official capacity a director of a company listed in schedule 2 and 3 of the PFMA. Verification will be done, and bidders will be disqualified should they be found to be in contravention with the regulations.
- (o) The successful bidder/s 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 National Environmental Management Act, Act (107 of 1998), Disaster Management Act, Act (57 of 2002) and all applicable Legal and Other requirements.

- CDC Sustainability Business Unit will monitor compliance and implementation of SHE Management Systems throughout the duration of the contract.
- (p) The qualified Environmental Assessment Practitioners will be expected to make provision/s in the pricing schedule of the relevant specialist studies as per the project scope or description to meet the requirements by Authorities.
 - (q) 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: dhstenders@coega.co.za
 - (r) The tender validity period shall be **twelve (12) weeks**.

Bid documents will be available for download from the CDC Website (www.coega.co.za) from **25 August 2023 12:00 noon**, 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 non-mandatory, virtual Briefing Meeting will be held on **31 August 2023 at 11:00 am** via Microsoft Teams. Briefing notes will only be shared with potential bidders who downloaded the tender documentation and provided their correct email addresses.

One original completed bid document shall be placed in a sealed envelope clearly marked and mentioning contract number, for example: ***Contract No: CDC/265/23 et al: RFP - Professional Consultancy Services for Human Settlements Projects***’.

The closing date and time for the receipt of completed bids is **18 September 2023 at 12:00 noon**. Bids must be handed in at the **Document Control Office on the Ground Floor at the CDC’s Main Office in the Coega Business Center, Cnr Alcyon Road and Zibuko Street, Zone 1, Coega SEZ, GQEBERHA** (formerly known as Port Elizabeth).

Bids will not be opened in public, and no late submission will be considered. Failure to provide mandatory information required in this bid will result in the submissions being deemed null and void and shall be considered non-responsive. Telegraphic, telexed, tippexed, facsimiled or e-mail submissions will not be accepted.

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