

INVITATION TO TENDER
PREFERRED SERVICE PROVIDERS FOR VARIOUS MAINTENANCE SERVICES
FOR COEGA DEVELOPMENT CORPORATION
CONTRACT NO: CDC/249/26 ET AL

The Coega Development Corporation (CDC) is headquartered in the City of Gqeberha, Nelson Mandela Bay Municipality (NMBM), 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.

INVITATION TO TENDER

The Coega Development Corporation (CDC) is inviting capable and competent Service Providers with proven experience and track-record for the provision of Reactive and Corrective Maintenance unto the Coega Development Corporation Pty Ltd managed and operated buildings as per the table below. In instances where a bidder provides services across multiple disciplines, the bidder must clearly identify the exact service(s) being tendered for in this submission, with reference to Table 1.

CIDB GRADE REQUIRED	CIDB GRADE REQUIRED NOT ELIGIBLE TO BID	CONTRACT NUMBER	CONTRACT DESCRIPTION	SCOPE OF WORK	NUMBER OF SERVICE PROVIDERS REQUIRED
2GB or Higher	1GBPE	CDC/249/26	General Building Maintenance Service	General repairs, renovations, alterations, and replacements	Minimum = 3
					Maximum = 5
2SN or Higher	1SNPE	CDC/250/26	Roofing Maintenance Service	Carry out reactive and preventative planned maintenance service on various roofing systems	Minimum = 3
					Maximum = 5
2SO or Higher	1SOPE	CDC/251/26	Plumbing Maintenance Service	Carry out reactive and preventative planned maintenance service on plumbing systems	Minimum = 3
					Maximum = 5
2SQ or Higher	1SQPE	CDC/252/26	Fencing Maintenance	Reactive and Corrective Maintenance Service (Alterations, Refurbishments, Replacements and Repair Work);	Minimum = 3
					Maximum = 5

INSTRUCTIONS TO BIDDERS RELATING TO TABLE 1

It is estimated that tenderers must have a CIDB Contractor Grading designation as stipulated on the table above, emerging contractors with a CIDB Contractor grading designation lower than the stipulated CIDB grading and with a PE status are not eligible to make submissions and will not be considered.

Should a CIDB grade 7 and higher bidder be successful in this bid, they are encouraged to accord a 36% of work that they shall be allocated be performance by an SMME.

The CDC is looking to appoint preferred service providers for its sites within the greater Nelson Mandela Bay Metropole which incorporates Coega Special Economic Zone (SEZ), Nelson Mandela Bay Logistics Park (NMBLP), Sunrise Hotel and Vulindela Village and Conferencing Centre (VACC).

The CDC is intending to secure services from reputable service providers and enter into a **5 Years (60 Months) service** level agreement contract. The CDC **Service Level Agreement** shall be utilised to manage and monitor all service rendition expectations with clear turnaround times and legal provisions.

CONDITIONS OF TENDER

- (a) Bidders must be registered with the Construction Industry Development Board (CIDB) and must have an active CIDB Contractor Grading designation where applicable as indicated on Table 1 above.
- (b) Bidders that are submitting as JV's, should ensure that their CIDB combined grading does meet the minimum indicated CIDB grading levels in Table 1 above. Potential bidders with a gradings lower that stipulated as stipulated on the Table 1, second column above will not be eligible for this tender.
- (c) Bidders must ensure that their CIDB registration is valid and active, or that they are capable of being registered, for the required grading and class of works from the bid closing date up to and including the date of award of the contract. CDC reserves the right to verify the bidder's CIDB registration status on the CIDB website at any stage during the evaluation and adjudication process. Where a bidder is not registered with the CIDB at the bid closing date but claims to be capable of being registered, the bidder must submit, as part of its bid, proof of application for CIDB registration. Failure to maintain an active and valid CIDB registration, or to successfully obtain such registration prior to award where the bidder was only capable of being registered at closing, may result in disqualification or rejection of the bid.
- (d) The CDC's Procurement Policy and Procedures shall apply.
- (e) The following legislation shall apply:
- i) Public Finance Management Act (PFMA);
 - ii) Preferential Procurement Framework Act (5 of 2000);
 - iii) Preferential Procurement Regulations, 2022;
 - iv) The Construction Industry Development Board Act, (38 of 2000);
 - v) National Treasury Regulations;
 - vi) National Building Regulations and Building Standards Act (103 of 1977);
 - vii) Infrastructure Development Act, 2014;
 - (x) Disaster Management Act (57 of 2002);
 - viii) Broad-Based Black Economic Empowerment – BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013);
 - ix) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - x) Compensation for Occupational injuries and disease Act (130 of 1993);
 - xi) National Environmental Management (NEMA), Act (107 of 1998);
 - xii) The National Archives and Records Service of South Africa Act (Act No. 43 of 1996);
 - xiii) National Water Act (NWA), Act (36 of 1998); and
 - xiv) Any other applicable legislation in the built environment including all Municipal Bylaws.
- (f) The total sums of tendered rates which is inclusive of mark-up rates on material will be used for evaluation of bids purpose only.
- (g) A **80/20** preference points system in terms of Price and Specific goals scoring will be applicable where maximum points of 80.00 is for Price and maximum points of 20 is for Specific Goals.
- Price – 80,
 - Specific Goals (B-BBEE Status level of Contribution) – 20.
- (h) As per the Amended Construction Codes, all Generic entities and QSEs with less than 51% Black ownership are required to submit a valid SANAS-accredited B-BBEE Verification Certificate reflecting all applicable B-BBEE elements. QSEs with at least 51% Black ownership and EMEs with an annual turnover above R3 million must also submit a B-BBEE Verification Certificate issued by a SANAS-accredited verification agency, as they are required to comply with the 40% sub-minimum for the Skills Development element to avoid a discounting of their B-BBEE level. EMEs with an annual turnover of less than R3 million are exempt from the sub-minimum requirement and may submit either a sworn affidavit or a certificate issued by CIPC confirming their ownership and annual turnover. In the case of a Joint Venture (JV) or Consortium, a consolidated B-BBEE certificate must be submitted. The JV certificate must be prepared and issued for this specific project. It must also be accompanied by the individual B-BBEE certificates or affidavits of each participating entity to confirm the type and status of each enterprise.
- (i) 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. The CDC may verify company registration with CIPC through Biz Portal.
- (j) An Entity that is part of the JV / Consortium is not permitted to form part of more than one bid submission as this is regarded as a Conflict of Interest.
- (k) In the case of a successful JV/Consortium at award, the entity will be expected to provide valid proof of registration with Compensation Fund or approved Licenced Insurer specified as the JV/Consortium entity for the project duration.
- (l) 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 the contract would be conditional pending the successful bidder submitting proof of registration as a VAT vendor with SARS. The CDC will only award the tender to a bidder who is tax compliant. The tax status of the bidders will be verified through the CSD and SARS website. Bidders must ensure that they are Tax Compliant throughout the validity period of the bid in review.
- (m) Bidders (all the members in the Tendering 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. MAAAD...
- (n) 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 Tenderers will be disqualified should they be found to be in contravention of this requirement.
- (o) 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 Tendering process;
 - (3) The Agreement to be entered into with the Successful Tenderer; 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 Tenderer during this Tendering process, and during contract execution (i.e. for the Successful Tenderer).
 - (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.
- (p) Bidders 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.
- (q) Any misrepresentation of information will lead to immediate disqualification of the Tenderer'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.
- (r) The successful Tenderer 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), National Environmental Management Act, Act (107 of 1998), National Archives of SA Act.(43 of 1996); read with all relevant legislations throughout the duration of the contract. Upon appointment of the successful Tenderer, the service provider will be required to develop Occupational Health, Safety and Environmental Management Systems in compliance to the CDC Norms and Standards.
- (s) Incomplete Tender document Submissions will be deemed to be non-responsive.
- (t) The tender validity period shall be twenty-four (24) weeks from the date of tender closing.
- (u) It is incumbent upon and the responsibility of the Prospective Bidders to submit their full and correct contact details when they download the Request for Proposal (RFP) Document 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 Bidders.
- (v) Tenders must only be submitted on the tender document that is issued.
- (w) Bidders shall be required to have office establishments within the greater Nelson Mandela Bay Metropolitan Municipality. Prior conclusion of appointment to a successful bidder, CDC would require a proof of office establishment in the form of signed lease agreement with a minimum of six months active or Municipal billing clearance certificate in the name of the bidder or Municipal bill from home-based operations and or shall be accorded a time frame of 10 calendar days to satisfy this requirement.

Bid documents for this Tender Process can be downloaded free of charge from the CDC website (www.coega.co.za) or the National Treasury e-tender portal publication from 12h00 on 02 October 2026. 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.

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.

Queries relating to this RFP document may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management e-mail tenderscdc24926@coega.co.za between the period of **02 October 2026 to 26 October 2026**. No new queries received after the **26 October 2026** will be entertained.

A **Mandatory briefing Meeting** will be held on **Monday, 12 October 2026 at 10H00** at the following address: **Vulindela Accommodation and Conference Centre, Addo Road, Gqeberha (Building opposite the Truck-In-Stop/Caltex Garage).**

The **closing date** and time for receipt of complete bid documents is on **Monday, 09 November 2026 at 12H00**.

One original completed bid document shall be placed in a sealed envelope clearly marked with the Contract Number and Contract Description bidding for: E.G:

“CDC/249/26 - PREFERRED SERVICE PROVIDER FOR GENERAL BUILDING MAINTENANCE”

Bidders must ensure that all bid documents are submitted in a secure, sealed, tamper-proof envelope or container. The submission must be secure against any form of tampering, alteration, removal, or insertion of documents. Any bid submission received in packaging that appears to be torn, unsealed, loose papers or otherwise compromising the integrity of the contents may be deemed non-responsive and disqualified at the discretion of the CDC.

Incomplete RFP Document and failure to provide mandatory information required in this will result in the submissions being deemed null and void and shall be considered non-responsive.

Telegraphic, telexed, tippexed, facsimiled, emailed 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: tenderscdc24926@coega.co.za

There shall be no disclosure, other than to the Client's legal and technical advisors of the tender amounts, method of work, terms, conditions, etc., to any other Bidder nor to any parties who have not submitted tender documents. The CDC desires the right 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**

ISO 9001:2015 • ISO 14001:2015 • ISO 45001:2018
ISO 20000-1:2018 • ISO 27001:2022

