



**INVITATION TO TENDER NOTICE:
CONSTRUCTION OF NGQUNGQUSHE BULK WATER SUPPLY PROJECT AT INGWE
TVET COLLEGE NGQUNGQUSHE CAMPUS
CONTRACT NO. CDC/302/26:**

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.

The CDC has been appointed by Ingwe TVET College as the Implementing Agent for the construction of Bulk water Supply project at Ngqungqushe Campus. Ingwe TVET College is undertaking infrastructure upgrades at the Ngqungqushe Campus, located near Lusikisiki within the OR Tambo District Municipality in the Eastern Cape Province. The project forms part of a broader initiative to improve service delivery and establish a reliable and sustainable water supply system to support the campus's current and future operational requirements.

The existing campus water supply system is constrained by insufficient municipal pressure, limited storage reliability and operational challenges associated with the existing distribution arrangements. The current supply configuration has demonstrated limitations in consistently meeting campus water demand requirements and ensuring reliable supply to elevated storage facilities.

Water remains a critical and scarce resource within the region, and the provision of a resilient water supply system is essential to support educational activities, campus operations and future development requirements. The proposed works seek to improve water security through the optimisation and upgrading of the existing water supply infrastructure, including storage, conveyance, groundwater abstraction, rainwater harvesting, pumping and associated control systems.

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INVITATION AND SCOPE OF SERVICES

The Coega Development Corporation (CDC) is inviting capable and competent contractors with a CIDB grading of **5CE** or higher to submit tenders for the Construction of Ngqungqushe Bulk Water Supply Project At Ingwe TVET College in Lusikisiki. The extent of the planned works entails the upgrading and augmentation of the existing campus water supply infrastructure through the implementation of an integrated water supply system incorporating municipal supply, groundwater abstraction and rainwater harvesting, including all associated civil, structural, mechanical, electrical, instrumentation and control works.

Bidders should submit their Proposals either as Joint Ventures (JVs), Consortia or as single entities if they possess all the requisite skills in-house. Bidders must be registered with the CIDB in the Civil Engineering (CE) class of works.

The project is to be completed within Six (6) months including from the Commencement Date.

SCOPE OF WORKS

The following main elements for the project in terms of scope of works are, inter alia:

- (a) Site establishment
- (b) Site clearance
- (c) Pipe trench excavations, shoring and backfilling.
- (d) Supply of new pressed steel reservoirs including structural steel and reinforced concrete stands and foundations
- (e) Construction of new rainwater harvesting tank stands together with tanks and associated pipes and fittings.
- (f) Construction of a 30kl reinforced concrete rainwater harvesting sump
- (g) Supply, delivery and laying of pipelines and fittings 50-110mm diameters, +/-3000m.
- (h) Connection and tie-in to existing municipal and campus water infrastructure.
- (i) Supply and installation of pumping systems and associated pipework.
- (j) Supply and installation of instrumentation, controls and automation systems.
- (k) Equipping of a new drilled and tested borehole
- (l) Air valve installations and chambers
- (m) Scour valve installations and chambers.
- (n) Isolation valve installations and chambers
- (o) Barricading all earthworks and trenches
- (p) Landscaping rehabilitation.

The scope of work is detailed in the bid document. The construction period will be 6 months from the commencement date

TENDER CONDITIONS

Failure to adhere to the conditions stated hereinunder or to provide evidence where specified will render the submission non-responsive and the submission may be declared as null and void and will not be considered further.

- (a) Bidders must be registered with the Construction Industry Development Board (CIDB) and must have an active CIDB Contractor grade of **5CE or higher**. Potential bidders with a grading of **4CE PE** will not be eligible for this tender.
- (b) Bidders must submit proof of active registration with the Construction Industry Development Board (CIDB) under the 5CE contractor grading designation or higher or proof demonstrating that they are eligible and capable of being registered at 5CE. 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.
- (c) Entities who intend submitting a bid as a Joint Venture must ensure that their combined grading meets the required CIDB Grading.
- (d) Respondents must comply with the CDC's Procurement Policy & Procedures.
- (e) The following legislation shall apply:
 - (i) Public Finance Management Act (PFMA);
 - (ii) Preferential Procurement Policy Framework Act (5 of 2000) (PPPFA);
 - (iii) The Preferential Procurement Regulations 2022;
 - (iv) The Construction Industry Development Board Act 38 of 2000;
 - (v) National Treasury Regulations.
 - (vi) Infrastructure Development Act, 2014;
 - (vii) Occupational Health and Safety Act and Regulations, Act (85 of 1993);
 - (viii) Compensation for Occupational injuries and disease Act (130 of 1993);
 - (ix) NEMA National Environmental Management Act (107 of 1998);

- (x) Disaster Management Act 57 of 2002
 - (xi) The National Archives and Records Service of South Africa Act (Act No. 43 of 1996)
 - (xii) BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013); and
 - (xiii) Any other applicable legislation.
- (f) The 80/20 preference point system will be used where points allocation will be as follows:
- | | |
|--|-------|
| (i) Price – | 80.00 |
| (ii) Specific goal – (B-BBEE Status level of Contribution) | 20.00 |
- (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) 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) An Entity that is part of a JV / Consortium is not permitted to form part of more than one bid submission in terms of the Competition Act 89 of 1998;
- (j) Proof of registration with Treasury’s Centralized Supplier Database (CSD) or provide a Treasury CSD registration number e.g. MAAA...
- (k) 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. The prospective Bidders must ensure that they are Tax Compliant throughout the validity period of the bid.
- (l) The CDC reserves the right, in its sole discretion, to reject any bid where it appears to the employer that the bidder does not comply with any of the requirements set in these tender conditions.
- (m) 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;

- (n) 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 Bidder is the only responsive service provider and has already been awarded two contracts;
- (o) In case a successful bidder is a CIDB Grade 7 upwards, SMME participation of 36% as per the CDC Policy, will be recommended. The target implementation will be monitored by the CDC PM/PSP through reports.
- (p) The performance of the Bidders on projects they have been awarded (past and current 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 as per the CDC Service Provider Performance Management;
- (q) 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;
- (r) Public servants are prohibited from doing any form of business with organs of the 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.
- (s) Upon award, the Successful Bidder will be required to have a full-time Site Agent on site to manage all construction activities. The Minimum requirement of NQF Level 6 (or higher) qualification in Civil Engineering and a proven record of 2 years site experience as a site Agent in projects of similar nature and magnitude as this project. Key personnel will be expected to be available for all site and other meetings (co-ordination and technical meetings) as the exigencies of this project require. Should it become necessary to replace or supplement any of the key personnel listed during the course of this contract, they may only be replaced by individuals with similar or better qualifications and experience, who satisfy the minimum requirements and then only with the approval of the Employer.
- (t) 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. Upon appointment of the successful tenderer, it will be required to develop Occupational Health, Safety and Environmental Management Systems to comply with the SANS Norms and Standards. The Bidder shall ensure as far as is reasonably practicable, that article/substance is safe and without risk to health when properly used and that it complies with prescribed requirements. Take such steps as may be necessary to ensure that such article/substance's information is available regarding the use at work, risks to health and safety associated with and procedure to be followed is available in the case of an incident occurrence. CDC Sustainability Business Unit will manage and monitor compliance and implementation of Occupation Health and Safety, Environmental and Quality requirements for the duration of the contract.

- (u) Upon award the successful Bidder will be required to appoint a Full-Time Construction Health and Safety Officer or Construction Health and Safety Manager (CHSO/CHSM) actively registered with SACPCMP. The CHSO/CHSM must have a proven record of 2 years or more. The CHSO/CHSM will take full responsibility of managing and supervising safety, health and environment throughout the construction duration. No candidate registration will be accepted
- (v) In case of a JV award, the entity will be expected to provide valid proof of registration with Compensation Fund or approved Licenced Insurer specified as the JV entity for a specific duration
- (w) In case of JVs/Consortia, the Bidder must include an Intent to Enter into a JV/Consortium Agreement. The actual copy of a complete and fully signed JV/Consortium Agreement would be required from the successful Bidder upon completion of the procurement process;
- (x) It is incumbent upon and the responsibility of the Bidders to submit their full and correct contact details when they download the TENDER 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.
- (y) Any misrepresentation of information will lead to immediate disqualification of the Bidder and its Submission will be deemed as being null and void. 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 and signs the submission as a correct and sound documentation that the CDC could put its reliance on.
- (z) 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 be eliminated in the Responsiveness Assessment.
- (aa) The bids will be evaluated as follows:
 - (i) Stage 1: Timeous Submission
 - (ii) Stage 2: Responsiveness Assessment,
 - (iii) Stage 3: Quantitative Assessment, and
 - (iv) Stage 4: Qualitative Assessment.
- (bb) The tender validity period shall be twelve (12) weeks from the tender closing date.
- (cc) Tenders must only be submitted on the tender document that is issued.

The documentation for this RFP Process can be downloaded from the CDC's website: www.coega.com or the National Treasury e-tender portal from **Friday, 03 July 2026 at 10h00**. 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.

All queries relating to this TENDER may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management strictly via e-mail: NDPWTenders@coega.co.za between the period of **03 July 2026 to 13 July 2026**. No new queries received after the **13 July 2026** will be considered.

A **Compulsory Site Briefing Meeting** will be held at Ingwe TVET College Ngqungqushe Campus located in Magwa Road, Lusikisiki on **Thursday, 09 July 2026, at 11h00** where representatives from the Coega Development Corporation and Ingwe TVET College will meet prospective Bidders. The GPS coordinates to the site are as follows: **Latitude 31°22'36.02"S and Longitude 29°35'16.48"E, Address: Magwa Road, Lusikisiki**. The briefing minutes will be shared with the bidders who have attended the briefing meeting and will also be published on the CDC website.

The closing date and time for the receipt of complete bid documents is **12h00, Monday, 27 July 2026**. One original completed bid document and one flash drive (with electronic version of the bid) shall be placed in a sealed envelope clearly marked: **"CDC/302/26: APPOINTMENT OF A CONTRACTOR FOR CONSTRUCTION OF NGQUNGQUSHE BULK WATER SUPPLY PROJECT AT INGWE TVET COLLEGE NGQUNGQUSHE CAMPUS"**. Documents are to be placed in the tender box at the **CDC CDC's Mthatha Office, Ground Floor, 76 Blakeway, Mthatha, 5100**, the lodging register must be completed by the person dropping the tender document. Bidders using courier services are to ensure that the person dropping the tender document registers the correct bidding entity name. 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. **No more than two representatives** of the tendering entity will be allowed to attend the tender opening session, and no late submissions will be considered.

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, tipped, facsimiled or e-mail submissions will not be accepted.

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: NDPWTenders@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 reserves the right not to accept the lowest proposal in part or in whole or any proposal.