



T1.1: INVITATION TO TENDER

Contract No. CDC/15/22

THE UPGRADING OF BORWA PRIMARY HEALTHCARE CLINIC: “DESIGN AND CONSTRUCT” PROJECT IN TWEESPRUIT

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 in 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 quality complex infrastructure and related projects throughout South Africa and selected markets on the African continent, and advisory on the development of industrialization and logistics zones. The CDC's advanced capabilities are successful enablers in economic zone development and management, real assets management, infrastructure planning and development for National, Provincial, Local Government Departments and State-owned Entities, technology integration while realising related socio-economic impact areas such as skills and SMME development. The foundational culture of the CDC's approach, backed by core values, is innovation and continuous improvement.

The CDC is assisting the National Department of Health (NDOH) with implementation of infrastructure projects throughout the country. These projects are aimed at enhancing the health infrastructure leading to improved clinical outcomes, improved life expectancy, healthcare coverage and secondary outcomes such as job creation, developing and transferring skills as well as reducing poverty.

INVITATION TO TENDER

The Coega Development Corporation (CDC) is inviting capable and competent Service Providers with proven experience and track-record to submit their bids for THE UPGRADING OF BORWA PRIMARY HEALTHCARE CLINIC: “DESIGN AND CONSTRUCT” PROJECT IN TWEESPRUIT. The project involves the creation of a turnkey solution for a primary care clinic located in the town of Tweespruit, Free State. The scheme will involve the planning, design, construction, and commissioning of a medical facility. The scheme is envisaged to take 36 months to complete following a sequenced programme of activities.

The invitation is for Service Providers with a minimum CIDB grading of 7GB or higher.

SCOPE OF WORK

The replacement facility will be constructed as a single project. The delivery mechanism has been agreed in Procurement Gate 2, amongst other things, following a Develop & Construct methodology. The design component will follow the gateway stage process as mandated by the National Treasury

Framework for Infrastructure Delivery and Procurement Management (FIDPM). FIDPM Stage 1 has already been approved by the funder, National Department of Health (NDOH), with the remaining stages to be completed by the successful bidder.

The project will constitute the following main activities:

- Completion of the design process from the initial briefing documents
- Submission of design information, within agreed timelines, for approval by the Client, end user & Implementing agent
- Bulk Earthworks (cut and fill) to construct roads, parking areas and platforms.
- Establishment of main clinical building top structure & associated stores
- Staff accommodation
- Installation of bulk utility services
- Perimeter Fencing and Gates
- Procurement of PHC Equipment, Furniture, Consumables, etc.
- Implementation of SMME participation (30%) and further Socio-Economic deliverables to be achieved

CONDITIONS

Failure to adhere to the conditions stated hereunder 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) Bidders shall be registered with the Construction Industry Development Board (CIDB) and should have an active CIDB Contractor grading of **7GB or higher. 6GB PE and lower are not eligible to bid.** The CDC will verify the active grading through CIDB website.
- (b) As the tendering party is required to be CIDB registered, where a tenderer responds in the form of a joint venture / consortium with consultants, the joint venture must be CIDB registered. (Complying to the prescripts of the CIDB). It should be noted that professional consultants are not capable of being registered with the CIDB.
- (c) The CDC Procurement Policy shall apply.
- (d) Either the 80/10 or 90/10 preference point system, as per the Preferential Procurement Policy Framework Act 2000. Preferential procurement Regulation 2017 is applicable for allocating points for price and preference points. The following scores will be applied:

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(i)	Price	-	80/90
	BBBEE Score	-	20/10

Notwithstanding the 90/10 preference point system being stipulated above, in the case of the lowest acceptable tender price being below R50m, the 80/20 preference point system shall be applicable.

(e) The following legislation shall apply:

- (i) Public Finance Management Act (Act 1 of 1999) – (the PFMA);
- (ii) The National Treasury Regulations published in terms of Act 1 of 1999;
- (iii) The Preferential Procurement Policy Framework Act (Act 5 of 2000);
- (iv) The Preferential Procurement Regulations, 2017;
- (v) The Occupational Health and Safety Act and Regulations, (Act 85 of 1993);
- (vi) The Compensation for Occupational injuries and disease, (Act 130 of 1993);
- (vii) The BBBEE Act, (Act 53 of 2003) - as amended by Act 46 of 2013;
- (viii) The CIDB Act, and any Regulations published in terms of the Act, (Act 38 of 2000), and
- (ix) Any other applicable legislation.

(f) Bidders are evaluated on functionality and will be expected to meet a minimum of 60 point threshold in respect of the Construction portion and 65 points in respect of the Professional Services portion, in order to be evaluated further. The evaluation criteria for assessing functionality and the weight of each criterion are provided under **Section T1.3** of the tender document.

(g) 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 51% or 100% black shareholding and EMEs with an annual turnover of R3,0 million or more 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 R3,0 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 Joint Venture (JV) / Consortium, a consolidated B-BBEE certificate is required, and it must be accompanied by individual B-BBEE Certificates/affidavits of the entities making up the JV/ Consortium to confirm the type of enterprise. Where a consolidated JV BBBEE certificate is not provided, no preference points will be allocated.

(h) JV's that include consultants as parties to the JV will not be considered, as consultants are not capable of being registered with CIDB. It is a CIDB requirement that all parties to a JV be registered with CIDB.

(i) Bidders and all its Consortium/JV members, if any, must confirm their company registration with the 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.
- (k) 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.
- (l) 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 in the case of Consortia or Joint Ventures) will be verified through the CSD and the South African Revenue Services (SARS) website.
- (m) 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 Bidders will be disqualified should they be found to be in contravention of this requirement.
- (n) The Bidders must nominate a person who will be their Overall Project Team Leader. The Overall Project Team Leader:
 - (i) Shall have delegated authority to sign:
 - (1) The Tender Submissions.
 - (2) All the Returnable Documents that should also be initialed and submitted as part of the Tender document;
 - (3) Any correspondence with the CDC during the bidding process.
 - (4) The Agreement to be entered into with the Successful Bidder; and
 - (5) Any correspondence during the Contract Execution Phase.
 - (ii) Shall be conferred the authority to be the duly Authorized Signatory as provided in the **Certificate of Authority of Signatory** that is 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) Will 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.
- (o) In the case of JVs/Consortia, the Bidder must include a **Letter of Intent to Enter into a JV/Consortium Agreement**.
- (p) Entities may not be a member of more than one (1) JV/Consortium or Bidding Team.
- (q) Bidders must complete and sign the POPI Act form Q. In the case of a JV/ Consortium, a separate form in respect of each party to the JV/ Consortium must be completed.
- (r) Any misrepresentation of information will lead to immediate disqualification of the Bidder's Submission. It is imperative that the duly authorized 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 can rely on.

- (s) 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 realized. The CDC will not be accountable for any such omission or failure by the Prospective Bidders.
- (t) The completed and signed FORM K: SMME Target Form (Main Contractor to meet 30% SMME/EME participation of tender value, excluding VAT, escalation, socio-economic deliverables, health technology equipment and contingencies) must be submitted.
- (u) The successful bidder will, upon approval of its designs be required to meet the minimum stipulated threshold for Local Production and Content as per the dtic designated sector requirements in respect of any materials that are specified for the project. The list of designated sectors for local production with minimum local content thresholds is attached included in the Tender Document , and is also accessible on <http://www.thedtic.gov.za/sectors-and-services-2/industrial-development/industrial-procurement/>

The Tender documents also contains an indicative SBD6.2 and an extract from the Preferential Procurement Regulations, 2017.”

- (v) No telephonic or any other form of communication with any other CDC member of staff other than the named individual below relating to this tender document will be permitted.
- (w) The successful bidder 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) read with all relevant 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 in compliance to the CDC Norms and Standards.
- (x) Prior to occupation of the site for construction activities the successful Bidder will be required to provide a valid proof of registered Construction Health and Safety Officer or Construction Health and Safety Manager (CHSO/CHSM) with SACPCMP within the prescribed period. No candidate registration will be accepted. The CHSO/CHSM must have a proven record of a minimum of 5 years post registration.
- (y) Late Submissions will not be accepted.
- (z) Incomplete Tender document Submissions will be deemed invalid and shall be considered non-responsive
- (aa) The Tender validity period shall be twelve (12) weeks.
- (bb) Tenders may only be submitted on the tender document that is issued.
- (cc) CDC will not award more than two active projects to one bidder, unless one project has reached 80% completion stage and beyond. A Capacity and Risk assessment will be conducted if the recommended bidder is the only responsive service provider.

(dd) Post contract award, the successful bidder will be required to visit a project of a similar nature in order to determine the benchmarking / quality requirements for the scheme.

Documents may be collected during working hours from **Wednesday, 20th July 2022, at 10:00** from the CDC's Main Office located at the **Coega Business Centre, Cnr Alcyon Rd and Zibuko Street, Zone 1, Coega SEZ, Gqeberha (Port Elizabeth)**

A non-refundable fee of **R700.00** per document must be deposited or payable by means of electronic transfers to **Account Name: CDC-NDoH; Standard Bank, Account No: 080365965, Branch No: 000017, Branch Name: Newton Park.**

Queries relating to the issue of these documents may be addressed to Ms. Zine Mtanda, Unit Head: Supply Chain Management e-mail: tendersCDC1522@coega.co.za.

A **Compulsory briefing** meeting with representatives of the employer will take place on site, on **Monday, 25th July 2022 starting at 12:00**. The GPS coordinates to the site are as follows: (29°11'38.8"S 27°02'01.4"E, ERF 5, Tweespruit). The Briefing meeting minutes will be published on the CDC website.

Bidders are requested to send enquiries related to the bid **via** tendersCDC1522@coega.co.za between the period of **20th July 2022 to 19th August 2022**. No new queries received after **19th August 2022** will be entertained.

The closing time for the receipt of tenders is **12h00 on Monday, 22 August 2022. Telegraphic, telephonic, telex, facsimile, emailed and late tenders will not be accepted. One original completed bid document** shall be contained in a sealed envelope clearly marked: **"CDC/15/22 - THE BORWA PRIMARY HEALTHCARE CLINIC DESIGN & CONSTRUCT PROJECT IN TWEESPRUIT"**, and dropped off at the Document control office on the ground floor at the CDC's Main Office located at the **Coega Business Centre, Cnr Alcyon Rd and Zibuko Street, Zone 1, Coega SEZ, Gqeberha (Port Elizabeth)**.

Bids will be opened in public for the received tenders and a Bids Opening Register will be placed on the CDC website within 48 hours.

Requirements for sealing, addressing, delivery, opening and assessment of tenders are stated in the tender data, T1.

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