INVITATION TO TENDER
REPAIRS, RENOVATIONS AND ADDITIONS TO ABLUTION FACILITIES AT TOWER PSYCHIATRIC HOSPITAL IN AMATHOLE DISTRICT MUNICIPALITY
CONTRACT NO: CDC/449/26

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 professionals the opportunity for the execution of infrastructure and related projects throughout South Africa and selected markets on the African continent, and advisory on the development of industrial/business parks 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 is assisting The Eastern Cape Department of Health (ECDOH) with implementation of infrastructure projects. These projects are aimed at enhancing the health infrastructure leading to developing and transferring skills and reducing poverty.

INVITATION TO TENDER

The Coega Development Corporation (CDC) is inviting capable and competent Contractors with an active CIDB Contractor Grading designation of **6GB or higher** and proven experience and track-record in construction of repairs, renovations and additions to ablutions in a psychiatric medical facility. Emerging contractors with a CIDB Contractor grading designation of 5GB PE are not eligible to make submissions and will not be considered.

The project entails the alteration and renovation of ablution facilities serving the medium-security wards at Tower Hospital located in KwaMagxaxa, Raymond Mhlaba Local Municipality, Amathole District Municipality **(Coordinates: Latitude 32°46'18" S and Longitude 26°37'30" E**.

The appointed service provider will be responsible for the investigation and assessment of existing sewer infrastructure and the identified construction works to the ablution wards. The objective is to deliver ablutions in various wards that are compliant with the National Department of Health's facility guides upon completion. The expected project construction contract duration is 10 months.

SCOPE OF WORK
The works will be undertaken as a single phase project. The project entails the alteration and renovation of ablution facilities serving the medium-security wards at Tower Hospital. The following work mechanism, as agreed during Procurement Gate 2, follows a Design by Employer methodology. The detailed scope of works comprises:

(a) Building Works:
The identified ablution facilities in **Wards 6B and 0B** will be upgraded and reconfigured. These wards are expected to remain in their current locations as part of the broader Additions and Alterations proposals.
(i) Shower facilities;
(ii) Dressing areas; and
(iii) WC/ablution areas.

Decanting Arrangements
The adjoining **Wards 6A and 6A** have been identified as suitable decanting solutions to facilitate the implementation of the ablution refurbishment works. The project shall therefore make provision for the necessary coordination and implementation of decanting arrangements to enable construction activities to proceed while maintaining appropriate operational considerations for the hospital.

(b) External Sewer Services
The project shall include an investigation and assessment of the existing sewer infrastructure serving the affected areas.
The sewer investigation shall include:
(i) CCTV inspection of the existing sewer lines;
(ii) Jetting and cleaning of sewer lines to facilitate inspection;
(iii) Identification of problematic sections within the sewer network;
(iv) Assessment of existing manholes and associated sewer infrastructure;
(v) Identification of sewer infrastructure requiring repair or replacement; and
(vi) Preparation and submission of a sewer assessment/report for analysis and consideration in determining the required remedial works.

The full sewer facilities have been identified for an in-depth assessment, including CCTV inspection and jetting, to identify problematic sections and infrastructure requiring repair or replacement.

(c) Mechanical Ventilation
The works shall include the provision of **mechanical ventilation** to the affected ablution facilities.
The ventilation installation shall be designed and implemented to provide suitable ventilation to the ablution areas and address the specific requirements associated with the use and operation of the facilities. Mechanical ventilation is specifically identified as a specialist installation within the project scope.

(d) Specialised Epoxy Floor and Wall Finishes
The project shall include the installation of **specialized epoxy floor and wall finishes** within the affected ablution areas.
The finishes shall form part of the specialist installation requirements for the renovated ablution facilities.

(e) Isopanel Ceiling Installations
The scope shall include the installation of **Isopanel ceilings** to the affected ablution facilities.
The ceiling installations shall form part of the specialist works associated with the refurbishment and upgrading of the ablution areas.

(f) Hot and Cold Water Installations
The project shall include the upgrading and/or provision of **hot and cold water installations** associated with the affected ablution facilities.

The water installations shall support the renovated shower, WC and associated ablution facilities and form part of the identified specialist installations.

CONDITIONS OF TENDER

(a) Bidders must be registered with the Construction Industry Development Board (CIDB) and must have an active CIDB Contractor grade of 6GB or higher. Potential bidders with a grading of 5GB 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 6GB contractor grading designation or higher or proof demonstrating that they are eligible and capable of being registered at 6GB (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) Bidders must comply with the CDC's Procurement Policy & Procedures.
(e) The following legislation shall apply:
(i) Public Finance Management Act (PFMA) (No. 1 of 1999);
(ii) Preferential Procurement Policy Framework Act (No. 5 of 2000) (PPPFA);
(iii) The Preferential Procurement Regulations 2022;
(iv) The Construction Industry Development Board Act (No. 38 of 2000);
(v) National Treasury Regulations;
(vi) Infrastructure Development Act, 2014;
(vii) National Building Regulations and Building Standards Act (No. 103 of 1977);
(viii) The National Qualifications Framework Act (No. 67 of 2008);
(ix) The National Qualifications Framework Amendment Act (No. 12 of 2019);
(x) The Skills Development Act (No. 97 of 1998);
(xi) Occupational Health and Safety Act and Regulations, Act (No. 85 of 1993);
(xii) Compensation for Occupational injuries and Diseases Act, Act (No. 130 of 1993);
(xiii) NEMA National Environmental Management Act (No. 107 of 1998);
(xiv) Disaster Management Act (No. 57 of 2002);
(xv) The National Archives and Records Service of South Africa Act (No. 43 of 1996);
(xvi) National Water Act (No. 36 of 1998);
(xvii) Protection of Personal Information Act (No. 4 of 2013);
(xviii) BBBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013); and
(xix) Any other applicable legislation.
(f) The **80/20** preference point system will apply. Points allocation will be as follows:
(i) Price - 80
(ii) Specific Goal (B-BBEE Status level of Contribution - 20
(g) Bidders will be evaluated on functionality and are expected to meet the minimum of 60 points threshold to be evaluated further. The evaluation criteria for assessing functionality and weight of each criterion are provided in the Tender Book Volume 1.
(h) 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 companies.
(i) 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 referring 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 for the JV must be submitted. The JV certificate must be generated 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 member.*
(j) Failure on the part of a Bidder to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed. The documentation required to claim points for Specific Goals is a BBBEE Level of Contributor certificate issued by an accredited SANAS agency.
(k) 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;
(l) Proof of registration with Treasury's Centralized Supplier Database (CSD) or provide a Treasury CSD registration number e.g. MAAA...
(m) 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.
(n) 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;
(o) The CDC will not award more than (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;
(p) 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. Should the tenderer be CIDB Grade 7 or higher, the tenderer will be required to complete Form K for SMME participation.
(q) 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;
(r) 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;
(s) The Bidders must nominate a delegate with an authority to sign:
(i) The Tender Submissions;
(ii) Any correspondence with the CDC during the bidding process;
(iii) Any Agreement to be entered into with the successful Bidder; and
(iv) Any correspondence during the Contract Execution Phase.
(t) 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 have interests. Verification will be done, and bids will be disqualified should they be found to be in contravention with the regulations.
(u) The Successful Bidder (Principal Contractor) 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); National Environmental Management Act, Act (107 of 1998) and Disaster Management Act, Act (57 of 2002) and all relevant and applicable legislation. Upon award, the successful bidder will be required to develop Occupational Health, Safety and Environmental Management Systems to comply with the prepared Health and Safety Specification, CDC Norms and Standards. CDC Sustainability Business Unit will monitor SHE performance compliance throughout the duration of the contract. The Bidder shall ensure as far as is reasonably practicable, that articles/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 articles/substance 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.
(v) 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) in writing with valid proof of registration by SACPCMP within the prescribed period. No candidate registration will be accepted. The CHSO / CHSM must have a proven record of minimum two (2) years of experience or more. The CHSO/CHSM will take full responsibility of managing and supervising safety, health and environment throughout the construction duration.
(w) In case of a JV award, the entity will be expected to provide valid proof of registration with Compensation Fund or approved Licensed Insurer specified as the JV entity for the duration
(x) 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;
(y) 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 between the CDC and the Bidders. The CDC cannot be held liable to Bidders during the bidding process to be realized. The CDC will not be accountable for any such omission or failure by the Prospective Bidders.
(z) 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 authorized person conducts quality control on all the documentation that is 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.
(aa) 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. The attendance register must be completed in the name of a bidding entity. No more than one representative will be allowed per entity.
(bb) The bids will be evaluated as follows:
(i) Stage 1: Timeous Submission;
(ii) Stage 2: Responsiveness Assessment;
(iii) Stage 3: Functionality Assessment;
(iv) Stage 4: Quantitative Assessment; and
(v) Stage 5: Qualitative Assessment.
(cc) The tender validity period shall be twenty (20) weeks from the tender closing date.
(dd) Tenders must only be submitted on the tender document that is issued.
(ee) 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.

The documentation for this contract can be downloaded from the CDC's website: www.coega.co.za or the National Treasury e-tender portal from **Friday, 23 October 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.

In case a bidder prefers to purchase a physical bid document, the bidder must request the CDC to provide a quote. The bid documents can be collected 2 days after placing an order during working hours (08:00 to 16:00) from CDC's **East London Office, Ground Floor, Harraway House, 10 & 12 Pearce Street, Berea**, East London 5201, the lodging register must be completed by the person delivering the tender document. Bidders using courier services are to ensure that the person delivering 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 10 working days of the tender closure. **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.

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.

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 bid must be in writing only, and must be directed to:
Ms. Zine Mtanda, Unit Head: Supply Chain Management; e-mail address: sbntenders@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.

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 22000-1:2018 • ISO 27001:2022