



Tender

CONSTRUCTION OF A MANUFACTURING FACILITY IN ZONE 1A OF THE ELIDZ

AT THE

EAST LONDON INDUSTRIAL DEVELOPMENT ZONE

CONTRACT NO: EB/NW1/10/24/Z1A

**CONSTRUCTION OF A MANUFACTURING
FACILITY IN ZONE 1A OF THE ELIDZ**

ENVELOPE A: TECHNICAL PROPOSAL

VOLUME 1 OF 2

East London IDZ
Lower Chester Road
Sunnyridge, East London
Contact person: Ms. Anathi Mzantsi
Email: anathi@elidz.co.za

PBA Quantity Surveyors
30 Chamberlain Road, Berea, East London
Contact Person: Mr. Inga Jakavula
Tel: 043 – 721 0984
Email: inga@pba.co.za

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

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Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

PART T1: TENDERING PROCEDURES

CONTRACT NO: EB/NW1/10/24/Z1A

**CONSTRUCTION OF A MANUFACTURING
FACILITY IN ZONE 1A OF THE ELIDZ**

Tenderer ____ Witness 1 ____ Witness 2 ____ Employer ____ Witness 1 ____ Witness 2 ____

T1.1: TENDER NOTICE AND INVITATION TO TENDER

T.1.1: TENDER NOTICE AND INVITATION TO TENDER

INVITATION: CONSTRUCTION OF A MANUFACTURING FACILITY IN ZONE 1A OF THE ELIDZ

The East London Industrial Development Zone SOC Ltd is the operator of the East London Industrial Development Zone (ELIDZ), an entity which exists to help manufacturers to become globally competitive through the development and efficient management of a modern, purpose-built industrial location, which offers investing industries a streamlined business environment enhanced by a range of supporting services. The zone is already operational and currently houses a number of manufacturers that supply products for the local and international markets.

SCOPE OF WORK

Tenders are hereby invited by the East London Industrial Development Zone SOC Ltd from suitably qualified and experienced Building Contractors to undertake the Construction of a Manufacturing Facility in Zone 1A of the East London Industrial Development Zone, located at our facilities within the West Bank area of the Buffalo City Metropolitan Municipality.

The successful tenderer will be required to enter into a Contract with the ELIDZ to undertake the works.

Tender Reference No.	Tender Description / Name	Closing Date / Time
EB/NW1/10/24/Z1A	CONSTRUCTION OF A NEW MANUFACTURING FACILITY IN ZONE 1A OF THE ELIDZ	25 JULY 2025 at 12h00

The project scope entails the construction of an industrial building (16 000m² approximately) together with concrete hardstands, ancillary buildings, parking area and the associated engineering services to support the development. A further high-level breakdown of the scope of the facility is as follows:

The works include:

- Manufacturing facility (Sequencing Factory) – single storey factory building with undercover loading/offloading areas
- Attached double storey offices, attached single storey receiving admin building, refuse area, fire booster station with water reservoirs, gate house with canopy
- Site infrastructure (hardstand and parking areas, sidewalks, roads, stormwater, sewer, water, electrical services, HVAC, fire sprinkler system, fire detection, access control, perimeter fence and landscaping)

BRIEFING MEETING (VIRTUAL)

A compulsory virtual **Tender Clarification Meeting** with representatives of the Employer will take place on the Microsoft Teams Platform on **04 July 2025 starting at 10h00**. Interested bidders may join the compulsory briefing session through the following meeting credentials:

Meeting ID: 398 510 629 937 3

Passcode: iq32TA3Z

BID CONDITIONS:

- ☐ Tenderers are required to submit a Valid SARS Tax Clearance Certificate with their tender, or the relevant SARS pin code which will allow the ELIDZ to confirm the tenderers' tax status on-line.

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

- ❑ Tenderer must be registered on Central Supplier Database (CSD) from National Treasury and MAAA number must be provided.
- ❑ Tenderers are required to submit a completed and signed ELIDZ Procurement Handbook
- ❑ Tenderers should submit a Valid original or certified B-BBEE certification. Companies with annual turnover less than R10 million to submit an accountant or SARS letter confirming turnover.
- ❑ Tenderers to provide certified copy of Company Registration Certificate
- ❑ Tenderers to provide Letter of Good Standing from Compensation Commissioner.
- ❑ The tenderer or any of its directors is not listed on the Register of Tender Defaulters in terms of the Prevention and Combating of Corrupt Activities Act of 2004 as a person prohibited from doing business with the public sector.
- ❑ The Tenderer is not insolvent, in receivership, under Business Rescue as provided for in chapter 6 of the Companies Act, 2008, bankrupt or being wound up, has his affairs administered by a court or a judicial officer, has suspended his business activities, or is subject to legal proceedings in respect of any of the foregoing.
- ❑ The tenderer has a bank rating equal to and or better than a C. (**Note letter from Bank to exclude tendered amount**).
- ❑ The Tenderer has not abused the Employer's Supply Chain Management System.
- ❑ The Tenderer has not failed to perform on any previous contract and has been given a written notice to this effect.
- ❑ The Tenderer complies with the legal requirements stated in the Tender Data.
- ❑ Tenderers must submit technical and financial proposals in two separate envelopes clearly marked "Envelope A -Technical Proposal" and "Envelope B – Financial Proposal". The financial proposal will only be opened should the technical proposal be deemed responsive.
- ❑ Non- signed "Form of Offer" in the financial proposal in "Envelope B" submission will result in the disqualification of the tender.
- ❑ Inclusion of Price Offer and/ or any other price related details in "Envelope A -Technical Proposal" will result in the disqualification of the tender.
- ❑ The successful Tenderer will be required to have sufficient and competent staff available to commence full-time operations in accordance with the contract with effect from the Commencement Date, failing which the contract will be awarded to the next most preferred Tenderer.
- ❑ Registration with the CIDB in the category **8 GB** or higher is compulsory for companies wishing to submit tenders.
- ❑ All returnable documents and schedules as listed in T2.1 of Volume 2 of 2: List of Returnable Documents.
- ❑ A registered operational office within the Buffalo City Metropolitan Municipality boundaries and the Eastern Cape Province will be given preference.
- ❑ Submit signed declaration of 100% Local content and production, for Steel and Steel components.
- ❑ The successful tenderer is encouraged to **sub-contract a minimum of 30%** of the value of the contract to designated SMME from within the BCMM area. SMME profile must meet **51% Black ownership**. Database for selection provided by ELIDZ.
- ❑ Submit signed declaration to **sub-contract a minimum of 30%** of the value of the contract to designated SMME from within the BCMM area. SMME profile must meet **51% Black ownership**.
- ❑ ELIDZ encourages contractors to joint venture between registered contractors or to those tenderers that particularly have lower contractor grading designations and are registered as potentially emerging contractors.
- ❑ Unincorporated Joint Ventures are required to compile a consolidated verified BBBEE certificate in order to achieve Preferential Points.
- ❑ JV agreement is submitted indicating the participation split of members of JV.
- ❑ JV Participation Documentation (If applicable) with consolidated BBBEE. All parties to submit their respective mandatory documents eg. Tax pin, CSD, Procurement handbook etc.

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

EVALUATION

The evaluation will be guided by the ELIDZ procurement policy. Points will be awarded on the basis of Price and BBBEE.

Score breakdown:

- ❑ 90 Points for Price
- ❑ 10 Points for Specific Goals

All tenders not providing compulsory responsive documentation and with functionality scoring less than **75%**, will not be considered for the next stage of tender evaluation.

TENDER DOCUMENT & SUBMISSION

The RFP documents will be available for download at no cost on **27 June 2025 at 12h00** (Noon) from the East London Industrial Development Zone website: www.elidz.co.za under **Opportunities >> Tenders**

It will be the responsibility of the respondent to ensure that the RFP reaches the ELIDZ. All tender documents are to be submitted online at <https://tenderportal.elidz.co.za> before the closing date and time of **12h00, 25 July 2025**.

Only PDF documents must be uploaded with a maximum size limit of 30MB per file.

Hard copy document submission will not be considered.

TENDER ENQUIRIES

Queries relating to the issue of these documents may be addressed to Ms. Anathi

Mzantsi, by email at anathi@elidz.co.za by no later than 12h00 on 16 July 2025.

T1.2: TENDER DATA

Project title:	CONSTRUCTION OF A MANUFACTURING FACILITY IN ZONE 1A OF THE EAST LONDON INDUSTRIAL DEVELOPMENT ZONE		
Contract No:	EB/NW1/10/24/Z1A		
Advertising date:	27 June 2025	Closing date:	25 July 2025
Closing time:	12h00	Validity period:	120 Days
Clause number			
	<p>The Conditions of Tender applicable to this contract are the Standard Conditions of Tender as contained in Annexure F of the <u>CIDB Standard for Uniformity in Engineering and Construction Works Contracts August 2019</u>. Refer to Annexure folder.</p> <p>The Standard Conditions of Tender make several references to the Tender Data for details that apply specifically to this tender. The Tender Data shall have precedence in the interpretation of any ambiguity or inconsistency between it and the standard conditions of tender.</p> <p>Each item of data given below is cross-referenced to the clause in the Standard Conditions of Tender to which it mainly applies.</p>		
F.1.1	The employer is the East London Industrial Development Zone SOC Ltd		
F.1.2	<p>The tender documents issued by the employer comprise:</p> <p>Envelope "A"</p> <p>Volume 1 of 2: TECHNICAL PROPOSAL</p> <p>Part T1: Tendering procedures</p> <p>T1.1 Tender Notice and Invitation to Tender</p> <p>T1.2 Tender Data</p> <p>T1.3 Functionality Scoring Criteria</p> <p>F Standard Conditions of Tender</p> <p>Part C3: Scope of work</p> <p>C3.1 Scope of Work</p> <p>C3.2 Design Specifications and Criteria</p> <p>C3.3 Health and Safety Specifications</p> <p>C3.4 Construction Environment Management Plan</p> <p>C3.5 HIV/AIDS Specification</p> <p>C3.6 National Treasury Designated Sectors Minimum Local Content Specification</p> <p>C3.7 SMME Specifications</p> <p>C3.8 Standard for Developing Skills through Infrastructure Contracts</p> <p>Part C4: Site information</p> <p>C4. Site Information</p> <p>Part C5: Geotechnical report</p> <p>C5. Geotechnical report</p> <p>Part D1: DRAWINGS</p> <p>D1. List of drawings included in the tender document</p>		

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

	<p>Envelope "A" Volume 2 of 2: TECHNICAL PROPOSAL: RETURNABLE SCHEDULES</p> <p>Part T2: Returnable documents T2.1 List of Returnable Documents T2.2 Returnable Documents (Compulsory Submissions) T2.3 Returnable Documents (Forms – Submissions for Evaluation) T2.4 Returnable Documents (For Functionality Scoring)</p> <p>Envelope "B" FINANCIAL PROPOSAL</p> <p>Part C1: Agreements and contract data C1.1 Contract Data C1.2 Form of Guarantee</p> <p>Part C2: Pricing data C2.1 Pricing Instructions C2.2 Provisional Bills of Quantities C2.3 Schedule for Imported Material and Equipment C2.4 Guarantor Proforma Letter of Intent C2.5 Form of Offer and Acceptance C2.6 Declaration Certificate for Local Production and Content for Designated Sectors</p>										
F.1.4	<p>The Employer's Agent is</p> <table border="1"> <tr> <td>Name:</td><td>Jed Webber</td></tr> <tr> <td>Address:</td><td>PO Box 13186, Vincent, East London, 5214 Physical address: 123 Western Avenue Vincent East London 5247</td></tr> <tr> <td>Tel:</td><td>043 726 9327</td></tr> <tr> <td>Fax:</td><td>086 540 6155</td></tr> <tr> <td>E-mail:</td><td>Email: Jedw@smale.co.za</td></tr> </table>	Name:	Jed Webber	Address:	PO Box 13186, Vincent, East London, 5214 Physical address: 123 Western Avenue Vincent East London 5247	Tel:	043 726 9327	Fax:	086 540 6155	E-mail:	Email: Jedw@smale.co.za
Name:	Jed Webber										
Address:	PO Box 13186, Vincent, East London, 5214 Physical address: 123 Western Avenue Vincent East London 5247										
Tel:	043 726 9327										
Fax:	086 540 6155										
E-mail:	Email: Jedw@smale.co.za										
F.2.1	<p>The following tenderers who are registered with the <u>CIDB</u>, or are capable of being so registered prior to submissions, are eligible to submit tenders:</p> <p>a) Contractors who have a contractor grading designation equal to or higher than a contractor grading designation determined in accordance with the sum tendered for an 8 GB class of construction work.</p> <p>Joint Ventures are eligible to submit tenders providing that:</p> <p>Every member of the JV is registered with the <u>CIDB</u> the joint venture contractors are to comply with Table 9 of the <u>CIDB</u> Regulations.</p> <p>Unincorporated Joint Ventures are required to compile a consolidated verified BBBEE certificate in order to achieve Preferential Points.</p>										

	JV agreement is submitted indicating the participation split of members of JV. JV Participation Documentation (If applicable) with consolidated BBBEE. All parties to submit their respective mandatory documents eg. Tax pin, CSD, Procurement handbook etc.
F.2.7	Tender briefing meeting: A compulsory virtual Tender Clarification Meeting with representatives of the Employer will take place on the Microsoft Teams Platform on 04 July 2025 starting at 10h00 . Interested bidders may join the compulsory briefing session through the following: Meeting ID: 398 510 629 937 3 Passcode: iq32TA3Z
F.2.10.5	Add the following Clause: Tenderers are to submit a fully completed schedule of rates with their tender, failure to do so will result in the tender being deemed non-responsive and disqualified.
F.2.12.1	Alternative tender offer NOT permitted.
F2.13.2	The tender documents, Volume A and Volume B, fully completed are to be submitted online at https://tenderportal.elidz.co.za . Only PDF documents must be uploaded with a maximum size limit per single document of 30MB. Hard copy document submissions will not be considered.
F2.13.5	It will be the responsibility of the respondent to ensure that the RFP reaches the ELIDZ in accordance with Clause F2.13.2.
F2.13.6	A two-envelope procedure will be followed.
F2.14	The ELIDZ will disqualify any submission which is not suitably endorsed or which is not comprehensively completed.
F2.15.1	Submissions that are not received on or before the closing time will, in terms of the ELIDZ procurement policy, not be considered.
F.2.16.1	The tender offer validity period is 120 days.
F2.16.5	Add the following Clause: Accept that should the Tenderer unilaterally withdraw his tender during this period, the Employer shall, without prejudice to any other rights he may have, be entitled to accept any less favourable tender for the Works from those received, or to call for fresh tenders, or to otherwise arrange for the execution of the Works, and the Tenderer shall pay on demand any additional expense incurred by the Employer on account of the adoption of the said courses, as well as either the difference in cost between the tender withdrawn (as corrected in terms of Clause 3.9 of the Conditions of Tender) and any less favourable tender accepted by the Employer, or the difference between the tender withdrawn (as corrected) and the cost of execution of the Works by the Employer as well as any other amounts the Employer may have to pay to have the Works completed.

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

F2.20	<p>Add the following to the Clause:</p> <p>Accept that the Employer or his Agent, reserves the right to approach the Tenderer's banker or guarantor(s) as indicated in the tender document, or the bankers of the individual members of any joint venture that is constituted for purposes of this Contract, with a view to ascertain whether the required guarantee will be furnished, and for purposes of ascertaining the financial strength of the Tenderer or of the individual member of such joint venture. Only guarantees that are submitted in the format provided will be accepted.</p>
F2.23	<p>The tenderer is required to submit with his tender:</p> <ul style="list-style-type: none"> • Tenderers are required to submit a Valid SARS Tax Clearance Certificate with their tender or the relevant SARS PIN code which will allow the ELIDZ to confirm the tenderers' tax status on-line • Tenderer must be registered on Central Supplier Database (CSD) from National Treasury and MAAA number must be provided. • Tenderers are required to submit a completed and signed ELIDZ Procurement Handbook. • Tenderers should submit a valid original or certified B-BBEE certification. Companies with annual turnover less than R10 million to submit an accountant or SARS letter confirming. • Tenderers to provide certified copy of Company Registration Certificate. • Tenderers to provide Letter of Good Standing from Compensation Commissioner. • The tenderer or any of its directors is not listed on the Register of Tender Defaulters in terms of the Prevention and Combating of Corrupt Activities Act of 2004 as a person prohibited from doing business with the public sector. • The tenderer is not insolvent, in receivership, under Business Rescue as provided for in chapter 6 of Companies Act, 2008, bankrupt or being wound up, has his affairs administered by a court or a judicial officer, has suspended his business activities, or is subject to legal proceedings in respect of any of the foregoing. • The tenderer has a bank rating equal to and or better than a C. (Note letter from Bank to exclude tendered amount). • The Tenderer has not abused the Employer's Supply Chain Management System. • The Tenderer has not failed to perform on any previous contract and has been given a written notice to this effect. • The Tenderer complies with the legal requirements stated in the Tender Data. • Tenderers must submit technical and financial proposals in two separate envelopes clearly marked "Envelope A – Technical Proposal" and "Envelope B – Financial Proposal". The financial proposal will only be opened should the technical proposal be deemed responsive. • Non-signed "Form of Offer" in the financial proposal in "Envelope B" submission will result in the disqualification of the tender. • Inclusion of Price Offer and/or any other price related details in "Envelope A – Technical Proposal" will result in the disqualification of the tender. • The successful Tenderer will be required to have sufficient and competent staff available to commence full-time operations in accordance with the

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

	<p>contract with effect from the Commencement Date, failing which the contract will be awarded to the next most preferred Tenderer.</p> <ul style="list-style-type: none"> • Registration with the CIDB in the category 8 GB or higher is compulsory for companies wishing to submit tenders. • All returnable documents and schedules as listed in T2.1 of Volume 2 of 2: List of Returnable Documents. • A registered operational office within the Buffalo City Metropolitan Municipality boundaries and the Eastern Cape Province will be given preference. • Submit signed declaration of 100% Local content production, for Steel and Steel components. • The successful tenderer is encouraged to sub-contract a minimum of 30% of the value of the contract to designated SMME from within the BCMM area. SMME profile must meet 51% Black ownership. Database for selection provided by ELIDZ. • Submit signed declaration to sub-contract a minimum of 30% of the value of the contract to designated SMME from within BCMM area. SMME profile must meet 51% Black ownership. • ELIDZ encourages contractors to joint venture between registered contractors or to those tenderers that particularly have lower contractor grading designations and are registered as potentially emerging contractors. • Unincorporated Joint Ventures are required to compile a consolidated verified BBBEE certificate in order to achieve Preferential Points. • JV agreement is submitted indicating the participation split of members of JV. • JV Participation Documentation (if applicable) with consolidated BBBEE. All parties to submit their respective mandatory documents eg. Tax pin, CSD, Procurement handbook etc.
F3.11.1	<p>Method 2: Functionality, Price and Preference</p> <p>The procedure of the evaluation of tenders is the two-envelope system.</p> <p>In the case of functionality, price and preference;</p> <ol style="list-style-type: none"> 1) Score functionality, rejecting all tender offers that fail to achieve the minimum number of points for functionality as stated in the tender data. 2) No tender must be regarded as an acceptable tender if it fails to achieve the minimum qualifying score for functionality as indicated in the tender invitation. <p>Tenders that have achieved the minimum qualification score for functionality must be evaluated further in terms of the preference points system.</p> <p>Tender evaluation will be carried out using the 90/10 preference point system, where:</p> <ul style="list-style-type: none"> ▪ A maximum of 90 points are allocated for financial offer. ▪ A maximum of 10 points are allocated for specific goals. <p>The above-mentioned evaluation will be subject to offers being responsive and passing the functionality criteria prescribed in the attached schedule.</p>

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

Financial Offer Evaluation

The score achieved for financial offer will be determined using formula 2 (option 1) as follows:

$$\text{Points awarded} = 90 \left[1 - \frac{P - P_m}{P_m} \right]$$

Where P = the comparative offer of the tender offer under consideration
P_m = the comparative offer of the lowest responsive tender

Preference Evaluation Criteria

The East London Industrial Development Zone (ELIDZ) supports national transformation goals and strives to target its procurement to create opportunities for Historically Disadvantaged suppliers and service providers. In awarding this tender, preference will be given to companies with a better rating in terms of contributions towards Broad Based Black Economic Empowerment (BBBEE).

The “tender” will be evaluated in accordance with the ELIDZ Procurement Policy using the 90/10 rule i.e. 90 of evaluation points will be based on price competitiveness and 10 will be based on Specific Goals scoring. The following formula is used:

Calculation of the points for Price:

$$P_s = R \times \left[1 - \frac{P_t - P_{min}}{P_{min}} \right]$$

Where:

P_s = Points scored for price of tender under consideration

R = Percentage of the price

P_t = Rand value of tender under consideration

P_{min} = Rand value of lowest acceptable tender

R must be up to a maximum of 90

Score Breakdown:

Price (R) = 90 points

Specific goals = 10 points

A maximum of 10 points may be awarded to a tenderer for the specific goal specified for the tender. The points scored for the specific goal must be added to the points scored for price and the total must be rounded off to the nearest two decimal places.

Subject to section 2(1)(f) of the Act, the contract must be awarded to the tenderer scoring the highest points.

Preferential and specific goals shall be as per below may include:

- (a) Historically disadvantaged individuals' companies (51% Black owned)
- (b) Women (51% Black Women Owned) companies.

- (c) Persons with 51% disability owned companies
- (d) SMMEs
- (e) Service providers located in Eastern Cape Province
- (f) Youth
- (g) Any other RDP goal or preference points in favor of historically disadvantaged individuals, may be added

The tender documents shall stipulate—

- (a) the applicable preference point system as envisaged in regulations
- (b) the specific goal in the invitation to submit the tender for which a point may be awarded, and the number of points that will be awarded to each goal, and proof of the claim for such goal.

Tenderers are required to submit a Valid original or certified B-BBEE Certificate issued by a verification agency accredited by SANS for the Generic Suppliers, for QSE's and EME's Sworn Affidavit signed under oath confirm ownership status. Failure to submit a valid B-BBEE certificate and/or sworn affidavit may result in zero points being awarded for preference.

Unincorporated Joint Ventures are required to compile a consolidated verified BBEE certificate in order to achieve Preferential Points

The following table shall be used to convert the Specific goals criteria into points.

Table: Specific Goals Points Conversion

Estimated Rand Value inclusive of VAT	Specific Goals and Points Allocation
Above R50 000 000	90 points for price
	3 points - 51% and above Black owned suppliers 1 point - 25% up to 50% Black owned suppliers 0 points below 25% Black owned suppliers
	2 points for Eastern Cape Based suppliers 0 points outside Eastern Cape
	1 point for 51% and above Youth owned suppliers
	1 point for 51% and above Women owned suppliers.
	3 points for subcontracting a 51% Black owned SMME

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

Specific Goals returnable Documents	
Evaluation Criteria	Returnable document
51% and above Black owned suppliers	SANAS accredited BBBEE Certificate/Affidavit
Eastern Cape Based suppliers	Municipality Bill or Lease agreement
51% and above Youth owned suppliers	CSD report / SANAS accredited BBBEE Certificate/Affidavit
51% and above Women owned suppliers.	CSD report / SANAS accredited BBBEE Certificate/Affidavit
persons with disabilities	CSD report / SANAS accredited BBBEE Certificate/Affidavit

- The tender will be awarded to the bidder with the highest number of points. A tender may be awarded to a bidder that did not score the highest number of points if reasonable and justifiable grounds exist.
- Any contract offered by the ELIDZ will be based on the correctness of information submitted by the service providers. Any misrepresentation of facts by a service provider may lead to disqualification. Should such misrepresentation be uncovered after the commencement of the contracted work, the ELIDZ reserves the right to terminate the contract and recover all payments made to that service provider and any costs that may have been incurred in the process.
- ELIDZ reserves the right to have the tenderer's Black Economic Empowerment Credentials verified by an independent agency. Returnable documents ELIDZ Procurement Handbook must be fully completed and supplementary information may be forwarded to reflect on empowerment initiatives not covered in the form.
- In instances of a joint venture, each participating person and/or company and/or firm must complete and submit the enclosed ELIDZ Procurement Handbook (copies available on request) with the proposal together with all profit-sharing percentage information.

F3.13.1	<p>Tender offers will only be considered if:</p> <p>a) The tenderer has in his or her possession an original valid Tax Clearance Certificate issued by the South African Revenue Services.</p> <p>b) The tenderer or any of its directors is not listed on the Register of Tender Defaulters in terms of the Prevention and Combating of Corrupt Activities Act of 2004 as a person prohibited from doing business with the public sector.</p> <p>c) The tenderer is not insolvent, in receivership, under Business Rescue as provided for in chapter 6 of the Companies Act, 2008, bankrupt or being wound up, has his affairs administered by a court or a judicial officer, has suspended his business activities, or is subject to legal proceedings in respect of any of the foregoing.</p> <p>d) The tenderer complies with the legal requirements, stated in the Tender data,</p> <p>e) The tenderer has not:</p> <p>i) abused the Employer's Supply Chain Management System; or</p>
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Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

	<p>ii) failed to perform on any previous contract and has been given a written notice to this effect.</p> <p>f) Proof of registration with the Compensation Commissioner is submitted with this tender.</p> <p>g) Proof of Company Registration is submitted with this tender.</p> <p>h) Proof of of Registration with the <u>CIDB</u> in the category 8 GB or higher is submitted with this tender.</p> <p>i) The tenderer has a bank rating equal to and or better than a C. (Note letter from Bank to exclude tendered amount).</p> <p>j) The successful Tenderer will be required to have sufficient and competent staff available to commence full time operations in accordance with the contract with effect from the Commencement Date, failing which the contract will be awarded to the next most preferred Tender.</p> <p>k) Proof of registration on CSD – MAAA number.</p> <p>l) All returnable documents and schedules as listed in T2.1 of Volume 2 of 2: List of Returnable Documents have been completed and submitted with this document.</p> <p>m) JV agreement is submitted indicating the participation split of members of JV.</p>
F.3.18	The number of paper copies of the signed contract to be provided by the employer is 1 (one).

T1.3: FUNCTIONALITY SCORING CRITERIA

T1.3: FUNCTIONALITY SCORING CRITERIA

Tenderers scoring less than 75 points for Functionality will not be considered further and the envelope containing their Financial Proposal will be returned unopened.

Tenderers are to submit information in respect of the following criteria upon which they will be scored for Functionality. Provision is made for Tenderers to submit this information in Envelope A: Technical Proposal, Volume 2 of 2 - Returnable Schedules. Failure to submit the relevant information will result in zero scores in the applicable categories.

DETAILED BREAKDOWN OF FUNCTIONALITY POINTS

Details	Points Score	Max. Points
Criteria 1: Approach		40
1.1 Construction Programme		
Draft a Detailed Construction Programme (MS Projects) relevant to the Scope of Work. The Programme must demonstrate the Tenderer's approach and allocation of resources to achieve activities within timeframes and clearly indicate the critical path as well as integrate the Tenant installation requirements:		
Good (Submitted a construction programme acceptable for approval by the Principal Agent with innovative programming interventions to accelerate project objectives.)		20
Acceptable (Provided a detailed and convincing construction programme and demonstrated implementability to meet project objectives.)		10
Poor (Provided a construction programme but details are missing.)		5
Unacceptable (Does not demonstrate basic programming techniques & capabilities to meet project objectives.)		0
1.2 Methodology and Execution Strategy		
Tenderer demonstrates the ability to implement the Construction Programme and have a work implementation strategy assigned to the respective tasks for the optimization of resources and activities incorporating the Tenant installation requirements:		
Good (Submitted a methodology and execution strategy that demonstrates clearly how the project objectives will be met along with a clear risk management plan. An innovative approach is to be presented that ensures successful implementation of critical activities.)		20
Acceptable (Provided a detailed methodology and execution strategy with associated activities and resource optimization synchronized to meet the project objectives. A multi-disciplinary approach is to be documented with special emphasis on the management of all subcontractors and the accommodation of direct contractors. The methodology is to include a schedule of required construction plant and resources required for the successful implementation of the project.)		10
Poor (Provided a basic implementation strategy but lacks a clear understanding of the project scope and detailed deliverables (multi-disciplinary).)		5

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

Unacceptable (Does not demonstrate a basic implementation strategy linked with the construction programme and project objectives.)		0
Criteria 2: Tenderer's Expertise and Resources		50
2.1 Management Organogram and Key Staff		
2.1.1 Provide an adequately resourced project organogram with supporting CV's and qualifications and professional registration (where required):		
Good (Submitted a comprehensive and detailed organogram and including the necessary mechanisms to ensure that staff performs at the required levels. The plan is to demonstrate that all disciplines, activities and sub-contractors will be managed and implemented successfully. Key team members are to have performed work of a similar nature.)		5
Acceptable (Provided a detailed organogram with appropriately qualified and experienced key team members. The project team is to be able to implement a multi-disciplinary project including management of domestic, selected and direct subcontractors. Key team members are to have performed work of a similar nature and be professionally registered where required.)		4
Poor (Provided a basic project organogram but are not convincing that the project team is capable of meeting the project objectives. Comprehensive CV's and qualifications of key team members are not adequate.)		2
Unacceptable (Does not demonstrate that the project organogram and project team will be able to meet the project objectives.)		0
2.1.2 Contractor Contracts Manager (CCM) (10 years minimum experience and Professionally Registered as a Pr CM):		
<i>Should the Contract's Manager not be professional registered as a Pr CM, only 50% of the available points will be allocated in line with the experience.</i>		
If CCM has ≥ 20 years' appropriate experience and has completed similar projects successfully in the last 5 years.		15
If CCM has ≥ 15 years' appropriate experience and has completed similar projects successfully in the last 5 years.		10
If CCM has ≥ 10 years' appropriate experience and has completed similar projects successfully in the last 5 years.		5
If CCM has ≥ 10 years' appropriate experience but has NOT completed a similar project in last 5 years, regardless of other experience.		0
2.1.3 Site Agent (SA) / Construction Manager (7 years minimum experience):		
If SA has ≥ 15 years' appropriate experience and has completed similar projects successfully in the last 5 years.		10
If SA has ≥ 10 years' appropriate experience and has completed similar projects successfully in the last 5 years.		8
If SA has ≥ 7 years' appropriate experience and has completed similar projects successfully in the last 5 years.		6
If SA has ≥ 7 years' appropriate experience but has NOT completed a similar project in the last 5 years, regardless of other experience.		0

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

2.2 Relevant Experience		
5 points to a maximum of 20 points can be scored for each confirmed similar (size, type and timeframes) project in progress or carried out in the last 5 years: appointment letters or completion certificates to be provided		20
If no similar successful projects in the last 5 years.		0
Criteria 3: Health, Safety and Environment		10
OHS and CEMP performance:		
Acceptable The Tenderer submitted a Health and Safety File adequate for approval by the ELIDZ's OHS Agent and for submission to the Department of Labour for the issue of a Construction Work Permit.)		10
Unacceptable (Does not demonstrate a basic OHS and CEMP implementation strategy linked with the construction programme and project objectives.)		0
TOTAL EVALUATION SCORE FOR FUNCTIONALITY		100
TENDERERS WITH A SCORE OF LESS THAN 75 OUT OF 100 WILL NOT BE CONSIDERED FURTHER		

F: STANDARD CONDITIONS OF TENDER

F: STANDARD CONDITIONS OF TENDER



CIDB Standard Conditions of Tender

(August 2019 edition)

(Refer enclosed annexure folder)

PART C3: SCOPE OF WORK

C3.1: SCOPE OF WORK

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

C3.1: SCOPE OF WORK

1. DESCRIPTION OF THE WORKS

1.1. Employer's Objectives

The Employer wishes to make available to the ELIDZ tenants the most up to date manufacturing facilities and is desirous of engaging a suitably competent Building Contractor to construct a Manufacturing Facility in Zone 1A at the East London Industrial Development Zone.

1.2. Overview of the Works

The proposed works comprises of one new manufacturing facility (sequencing factory) approximately 16 000m², an attached double storey office block approximately 490m², an attached single storey receiving office, covered docking and covered side loading areas, refuse facility, fire booster pumpstation and water reservoirs, guardhouse and entrance canopy, associated mechanical and electrical installations and external works, encompassing civil engineering services, hardstands and paved sidewalks and parking areas.

1.3. Extent of the Works

Factory

- One single storey steel framed factory building (approximately 16 000m²) with a free inside height of approximately 8m. The factory also includes covered docking areas and covered side loading areas.

Office Block

- Double storey office building (approximately 490m²) with the ground floor comprising of a lobby, reception area, green room, male and female change room/ablutions, driver's ablutions and employee clock card area.
- The first floor comprises of an open plan office area, offices, kitchenette, boardroom, male and female ablutions and terrace area.

Receiving Office Area

- Single storey office building (approximately 70m²) which comprises of an open plan office, driver's ablutions, male and female ablutions and duct area.

Other Facilities

- Other facilities to be constructed include a fire booster pumpstation and two water reservoirs, covered refuse and bin-wash facilities, guardhouse and entrance canopy. The works also cover installations such as fire detection, fire protection, HVAC, access control as well as associated electrical services.

General

- Civil works encompass water, sewer, stormwater, subsoil installations, installation of ducting, earth and layerworks, construction of concrete hardstand, block-paved sidewalks and parking areas, reinforced concrete and / or block retaining walls, perimeter fencing and landscaping.

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

1.4. Location of the Works

Zone 1A of the East London Industrial Development Zone situated on the West Bank.

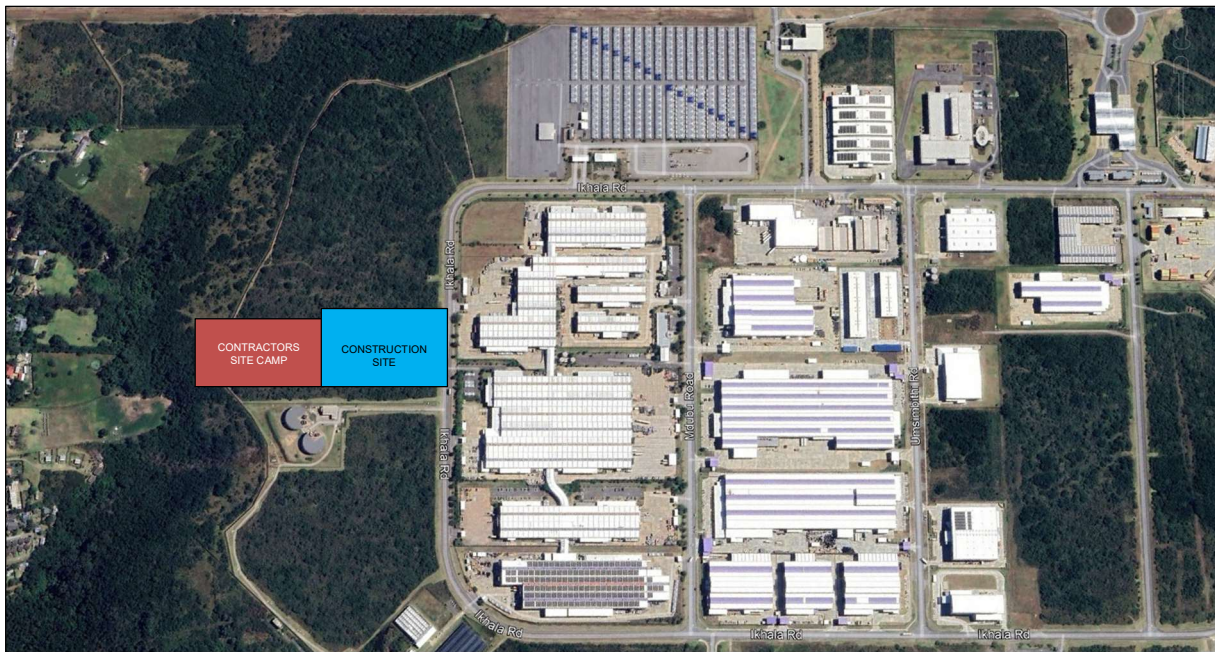
1.5. Temporary Works

Refer to the image here below for the location and the extent of the Site Camp area which is reserved for the Contractor.

All site establishment, offices and storage of materials will be strictly limited to the area demarcated, which must be suitably fenced with 1,8m high 'Bonnox' fencing covered with shade cloth to the satisfaction of the ELIDZ. The Contractor shall be responsible for keeping the Site Camp and Construction Site areas in a clean, sanitary and orderly condition.

In addition to the above, the Contractor shall also comply with the following arrangements;

- The Contractor shall make arrangements with the Employer for a temporary water and electrical supply to the Site Camp and the Construction Site, and
- The Contractor must price for reinstating the Site Camp area to its original status and condition on completion of the Works.



Locality Map – Contractor's Site Camp and Construction Site

1.6. Skills Development Requirements

The Contractor shall achieve in the performance of the contract the Contract Skills Development Goal (CSDG) established in the Standard for Developing Skills through Infrastructure Contracts – refer Part C3.8 of Volume 1 of 2: Technical Proposal, in particular Government Gazette No. 43495 dated 03 July 2020.

2. CONSTRUCTION PROGRAMME

The construction programme shall be in the form of a bar chart and shall be drawn to a horizontal time scale. It shall be activity based, showing interdependencies and the critical path, clearly related to the items or groups of items reflected on the working drawings, as measured in the Bill of Quantities. It shall also indicate the quantity of work that will be carried out each month and shall include a schedule of resources, clearly indicating what resources have been assigned to these works.

If, during the progress of the Works, the actual quantities of work performed fall below those shown on the programme, or if the sequence of operations is altered, or if the programme is deviated from in any other way, the Contractor shall submit a revised programme clearly indicating how he intends to regain lost time to ensure completion of the Works by the due completion date.

The ELIDZ envisages the following Fast-track delivery timelines for the project:

TASK NAME	START	FINISH
TENDER – PRINCIPAL CONTRACTOR		
Tender Advertised	27 June 2025	27 June 2025
Clarification Meeting	04 July 2025	04 July 2025
Tender Period	27 June 2025	25 July 2025
Tender Adjudication and Procurement Committee Approval	28 July 2025	08 August 2025
ELIDZ Board Approval	11 August 2025	29 August 2025
Contractor Appointment	29 August 2025	29 August 2025
CONSTRUCTION		
OH&S File Approval, Guarantees, Insurances	01 September 2025	12 September 2025
OH&S Construction Work Permit (DoL)	12 September 2025	09 October 2025
Construction	10 October 2025	31 July 2026
Sectional Practical Completion 1	10 October 2025	30 June 2026
Sectional Practical Completion 2	10 October 2025	31 July 2026
Practical Completion		31 July 2026
Final Completion		26 October 2026

2.1 Sectional Completion

Sectional completion is to be achieved as per the following:

- Section 1 comprises the proposed new manufacturing facility (sequencing factory) approximately 16 000m² in size, covered docking and side loading areas, entrance canopy, associated mechanical and electrical installations, external works encompassing civil engineering services and hardstands, as well as the fire booster station and water reservoirs – 30 June 2026 (Sectional Completion 1)
- Section 2 consists of the double storey office block (approximately 490m²), single storey receiving office area (approximately 70m²), guardhouse, refuse facility, paved sidewalks and parking areas – 31 July 2026 (Sectional Completion 2)

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

C3.2: PARTICULAR SPECIFICATIONS CONSTRUCTION WORK

(Refer enclosed annexure folder)

Tenderer ____ Witness 1 ____ Witness 2 ____ Employer ____ Witness 1 ____ Witness 2 ____

C3.3: HEALTH AND SAFETY SPECIFICATIONS

- **ELIDZ Standard OHS Specifications**

(Refer enclosed annexure folder)

Tenderer ____ Witness 1 ____ Witness 2 ____ Employer ____ Witness 1 ____ Witness 2 ____

C3.4: CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

(Refer enclosed annexure folder)

Tenderer ____ Witness 1 ____ Witness 2 ____ Employer ____ Witness 1 ____ Witness 2 ____

C3.5: HIV/AIDS SPECIFICATION

(Refer enclosed annexure folder)

C3.6: NATIONAL TREASURY DESIGNATED SECTORS MINIMUM LOCAL CONTENT SPECIFICATION

(Refer to enclosed annexure folder)

C3.7: SMME SPECIFICATION

(Refer enclosed annexure folder)

Tenderer ____ Witness 1 ____ Witness 2 ____ Employer ____ Witness 1 ____ Witness 2 ____

C3.8: STANDARD FOR DEVELOPING SKILLS THROUGH INFRASTRUCTURE CONTRACTS

(Refer enclosed annexure folder)

Tenderer ____ Witness 1 ____ Witness 2 ____ Employer ____ Witness 1 ____ Witness 2 ____

**C3.9: CIDB STANDARD FOR UNIFORMITY IN
ENGINEERING AND CONSTRUCTION WORKS
CONTRACTS
August 2019**

(Refer enclosed annexure folder)

Tenderer ____ Witness 1 ____ Witness 2 ____ Employer ____ Witness 1 ____ Witness 2 ____

C4: SITE INFORMATION

C4: SITE INFORMATION

C4.1 Site information

The project is scheduled for construction on an existing plot in the East London Industrial Development (ELIDZ), Zone 1A. Access is to be through the main entrance gate of the East London IDZ zone 1A and all incoming traffic should adhere to the ELIDZ security protocols. Construction access will be via a separate entrance gate located along the southern boundary of the ELIDZ along Prince Georges Circuit Drive.

Existing infrastructure exists and services should be reinstated to the conditions established before the use thereof. The Contractor must ensure that the roads around the site remains operational with the minimum disruption. The Contractor must ensure noise and dust pollution is minimised during the course of the project.

Current services existing on site include fibre optic cables, water, electrical, telecom, sewer and stormwater reticulation networks. The Contractor must determine the locality of these services in proximity to the works areas and exercise due caution not to damage or disrupt any of these services. The Contractor will be held accountable for any damages to the services for which they are responsible.

The Tenderer is encouraged to arrange for a site visit before tender closing. As the tender briefing meeting will be a virtual meeting, there will be no site visit on the day of the tender briefing meeting.

The Tenderer must also assess the road to site and must allow in his tender for the delivery of materials on site. No claims will be entertained for the double handling of materials if required. The Tenderer will also be responsible for maintaining the access road for the duration of the contract, and reinstating the access road to the original conditions upon completion of the works.

C4.2 Site Photos



Figure 1: Google Locality Map (Site NW1)

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____



Figure 2: Locality Map (Site NW1)

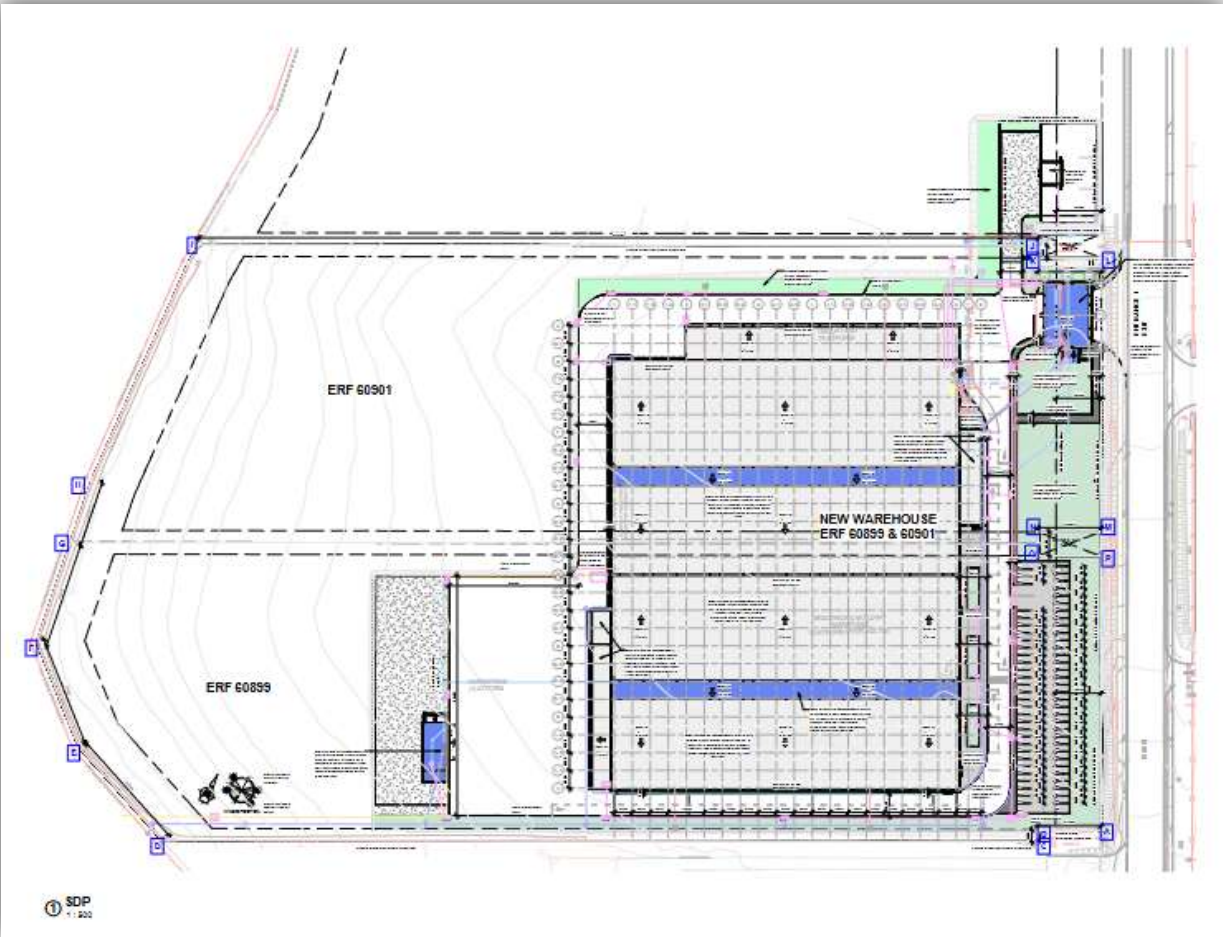


Figure 3: Site Development Plan

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

C5: GEOTECHNICAL REPORT
(Refer enclosed annexure folder)

Tenderer ____ Witness 1 ____ Witness 2 ____ Employer ____ Witness 1 ____ Witness 2 ____

PART D1: DRAWINGS
(Refer enclosed drawings folder)

Tenderer ____ Witness 1 ____ Witness 2 ____ Employer ____ Witness 1 ____ Witness 2 ____

D1: DRAWING AND DOCUMENT REGISTER

The following drawings are included with the tender documentation for tender purposes:

Drawing Number		Drawing Name	
Discipline:	Architecture	Issued:	S & P Architects
200		SDP	
201		Factory Floor Plan	
202		Admin Block Plans	
203		Cartoon Section and Sections	
204		Elevations	
205		Fire Pump House	
206		Admin Block Elevations	
207		Guard House	
208		Refuse Room	
209		Receiving Admin Elevations	
210		Admin Sections	
211		Factory Sections	
301		Door Schedule 1	
302		Door Schedule 2	
303		Shopfront Schedule 1	
304		Shopfront Schedule 2	
401		Window Schedule	
500		Specification Document	
501		Floor Finishes	
502		Ceiling Finishes	
600		Sanitary ware Schedule	
701		Warehouse Roofing and Side Cladding Details	
702		Admin Roof Details	
703		Typical Door and Window Openings	
704		Typical Floor and Ceiling Finish Detail	
705		Canteen and Kitchen Joinery	
706		Part Walls	
707		Guard House Joinery	
708		Admin Block Staircase Details	
709		External Staircase and Balustrades Details	
710		External Stairs Details and Walkways Details	
711		Columns protection Details	
712		External Staircase and Balustrades Details	
713		Telescopic Entrance and Exit Gate Details	
714		Signage Wall Details	
715		Palisade Fence Details	
800		Guard House	
801		Receiving Admin Room Data	
802		Ground Floor Admin Room Data	
803		First Floor Ablutions and Kitchenette	
Drawing Number		Drawing Name	
Discipline:	Civils	Issued:	HSC Consulting Engineers
C01		Bulk Earthworks Layout and Sections	
C02		Combined Services Layout	

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

C03	Sewer Reticulation Layout
C04	Water Reticulation Layout
C05	Road and Stormwater Reticulation Layout
C06	Concrete Hard Stand Panel Layout
C07	Electrical Layout
C08	Subsoil Layout and Detail
CD01	Water, Fire and Domestic Supply Details
CD02	General Sewer Details
CD03	General Stormwater Details
CD04	Hardstand, Parking, Walkway Layerworks, Guardrail, Joints and Ramp Details
CD05	Stormwater Kerb Inlet Details
CD06	Stormwater Headwall Detail
CD07	Water Supply Installation Details
Drawing Number Drawing Name	
Discipline:	Structural Issued: HSC Consulting Engineers
S00	General Notes
S01	Foundation Layouts
S02	Foundation Details
S03	Ground Floor Layout
S04	Ground Floor Details and Sections
S05	Building Sections
S06	Elevation Gridline 1
S07	Elevation Gridline 6
S08	Elevation Gridline A
S09	Elevation Gridline G
S10	Roof Layout - Girders, Trusses and Beams
S11	Roof Layout - Sags, Purlins and Bracing
S12	Girder Details
S13	Truss Details
S14	Gutter and gutter support Details
S15	Base Plate Details
S20	Office Foundation and Ground Floor Details
S21	Office 1 st Floor, Roof Layout, Sections and details
S25	Drivers Rest Room
S30	Entrance Structure and Guard House
S35	Pump Room
S40	Refuse Room
Drawing Number Drawing Name	
Discipline:	Electrical Issued: Kuyaduduma Consulting Engineers
3244-SLD-01	Electrical Single Line Diagram
3244-ELEC-01	Masterplan Bulk Electrical, ICT & Fire services
3244-ELEC-02	Sequencing Facility Lighting
3244-ELEC-03	Office Lighting
3244-ELEC-04	Sequencing Facility Domestic Power
3244-ELEC-05	Offices and Gatehouse Domestic Power
3244-ELEC-06	Sequencing Facility Earthing and Bonding
3244-ACC-01	Entrance Access Control
3244-ACC-02	Provisions for Offices Access Control
Drawing Number Drawing Name	
Discipline:	Mechanical Issued: Kuyaduduma Consulting Engineers
3244-FD-01	Fire Detection to Sequencing Facility

Tenderer _____ Witness 1 _____ Witness 2 _____ Employer _____ Witness 1 _____ Witness 2 _____

3244-FP-01	Fire Protection Services - Rational Assessment
3244-FP-02	Fire Sprinklers to Sequencing Facility
3244-FP-03	Domestic Water to Sequencing Facility
3244-FP-04	Hydrant and FHRs to Sequencing Facility
3244-FP-05	Signage to Sequencing Facility
3244-FP-06	Fire Sprinklers to Offices
3244-FP-07	Fire Signage and Equipment to Offices & Gatehouse
3244-FP-08	Domestic Hot and Cold Water to Offices
3244-FP-09	Fire Sprinkler Booster Pump Station
3244-FP-10	Fire Protection Services Warning Paint Layout
3244-FP-11	Fire Sprinklers to Office Ceiling Voids & Drenching systems
3244-HVAC-01	AC & Ventilation to Offices
3244-HVAC-02	Ventilation and Smoke Extraction