

REQUEST FOR PROPOSALS (RFP)

CONSTRUCTION OF A NEW 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.

Reference No.	Description / Name	CIDB Category	Closing Date
EB/NW1/10/24/Z1A	CONSTRUCTION OF A NEW MANUFACTURING FACILITY IN ZONE 1A OF THE ELIDZ	8 GB	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:

Note: 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 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.
- A non-signed "Form of Offer" in the financial proposal in the "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 e.g Tax pin, CSD, Procurement handbook etc.

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.

PROPOSAL DOCUMENT & SUBMISSION:

The RFP documents will be available for download on **27 June 2025 at 12h00 (Noon)** at www.elidz.co.za under **Opportunities >> Tenders**.

To make a tender submission for an open tender you must have completed the registration process before and have an active login account. Navigate to <https://tenderportal.elidz.co.za> and login with your credentials captured as part of the registration process.

It will be the responsibility of the respondent to ensure that the tender/bid reaches the ELIDZ. All tender/bids 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 2GB per file. No tenders are to be submitted at the ELIDZ premises and No late tenders will be accepted. 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.**

