
BID NO.: DCS06WCAR005_R

T1.1 TENDER NOTICE AND INVITATION TO SUBMIT PROPOSALS

TERMS OF REFERENCE (TOR) FOR THE PROCUREMENT OF DESIGN AND BUILD (TURNKEY) CONTRACTOR FOR DEMOLITION OF EXISTING UNITS AND CONSTRUCTION OF NEW PREFABRICATED HOUSING UNITS AT THE HAWEQUA AND OBIQUA CORRECTIONAL CENTRES AT ALLANDALE MANAGEMENT AREA.

Independent Development Trust hereby calls for the design and build (turnkey) contractor for demolition of existing units and construction of new prefabricated housing units at the Hawequa and Obiqua Correctional Centres at Allandale Management Area.

The procurement of the **DESIGN AND BUILD (TURNKEY) CONTRACTOR** should be for **Project Stages 3, 4.1, 5 and 6 only**.

Paragraph 4.2 of the National Treasury Instruction No. 4A of 2016/2017, the Central Supplier Database, which is also applicable to Public Entities listed in Schedule 2 of the PFMA, states as follows:

- “.... prospective suppliers must be registered on CSD before submitting bids (open tenders)”.

A PDF soft copy of the duly signed and completed original bid (e.g. PDF format in Flash drive) may be submitted with the Original duly signed and completed hardcopy bid document.

The evaluation of the proposals will be carried out in three phases including Mandatory Requirements, Functionality, and Preferential Procurement Points system as follows:

1. PHASE ONE

1.1. MANDATORY ADMINISTRATIVE REQUIREMENTS/ DOCUMENTATION

- 1.1.1. Submission of fully completed and signed Invitation to Bid (SBD 1).
- 1.1.2. Submission of fully completed and signed Bidder's Disclosure (SBD 4).
- 1.1.3. Submission of fully completed and signed Preference Points Claim Form in terms of the Preferential Procurement Regulations 2022 (SBD 6.1).
- 1.1.4. Certificate of Acquaintance with Tender Documentation.
- 1.1.5. Submission of CIPC Document. Each company under a JV or Consortium must submit individual CIPC documents.
- 1.1.6. Proof of registration with the CSD. Each company under a Consortium must submit individual CSD, JV companies to submit a combined CSD document.

1.2. MANDATORY REQUIREMENTS / DOCUMENTATION

Only Tenderers who satisfy the following eligibility criteria are eligible to this tenders:

(Failure to comply with the criteria stated hereunder shall result in the tender offer being disqualified from further consideration. Use of correction fluid is prohibited.) Tender offer must be properly received on the tender closing date and time specified on the invitation, fully complete. Signatures in the bid document must be in black ink.

1.2.1. Duly signed Letter of Authority MUST be submitted authorizing the individual to sign on behalf of the bidder:

- a) If there are more than one Owner/ Director / Shareholder / Member / Trustee etc. OR
- b) If there is only one Director / Shareholder / Member / Trustee / Owner etc. and they are not the one completing the bid document.

1.2.2. Valid and active CIDB grading of 3 GB or higher. JV to hold a consolidated CIDB grading which is equivalent to the required grading.

Only those tenderers who are registered with the CIDB, or are capable of being so prior to the evaluation of submissions, in a contractor grading designation equal to or higher than a contractor grading designation determined in accordance with the sum tendered, or a value determined in accordance with Regulation 25 (1B) or 25(7A) of the Construction Industry Development Regulations, for a GB (General Building) class of construction work, are eligible to have their tenders evaluated.

Joint ventures are eligible to submit tenders provided that:

- Every member of the joint venture is registered with the CIDB;
- The lead partner has a contractor grading designation in the 3 GB or 2 GB class of construction work; or not lower than one level below the required grading designation in the class of works construction works under considerations and possess the required recognition status.
- The combined contractor grading designation calculated in accordance with the Construction Industry Development Regulations is equal to or higher than a contractor grading designation determined in accordance with the sum tendered 3GB or higher GB class of construction work or a value determined in accordance with Regulation 25 (1B) or 25(7A) of the Construction Industry Development Regulations.

1.2.3. The bidder must provide a valid proof of registration certificate with the NHBRC. In case of a JV or Consortium, the lead partner must provide the NHBRC certificate.

1.2.4. Valid COIDA or Letter of good standing with the Department of Labour / FEM. Not applicable to sole proprietor companies. Each company under a JV or Consortium must submit a valid COIDA documents

1.2.5. Letter of intent signed by the contractor and professional team confirming the agreement to participate in the Turnkey solution to execute the projects.

1.2.6. Provision of a letter of intent for performance guarantee to the value of 10% of the construction amount. The letter of intent submitted must be issued by either an insurance company duly registered in terms of the Insurance Act [Long-Term Insurance Act, 1998 (Act 52 of 1998) or Short-Term Insurance Act, 1998 (Act 35 of 1998)] or by a bank duly registered in terms of the Banks Act, 1990 (Act 94 of 1990) on the pro-forma referred to above. **No alterations or amendments of the wording of the pro-forma will be accepted.**

- 1.2.7. Valid and active Professional Registration of the required professional services provider forming part of the turnkey solution registered with its respective built environment council as a Professional Technologist or Engineer; Structural Engineer; Architect, Occupational Health and Safety Manager (i.e. SACAP, ECSA and SACPCMP).
- 1.2.8. Valid letter of Intent of Professional Indemnity (PI) Insurance cover for professional services per discipline. The value of the PI should not be less than R 500 000,00 for each Professional Discipline. The Letter of Intention for the Professional Indemnity should be from a licensed Financial Service Providers (FSP).
- 1.2.9. Submission of Joint Venture (JV) Agreement/Contract signed by all parties (consortium/joint venture), authorizing a dedicated person(s) to sign documents on behalf of the joint venture / consortium.
- 1.2.10. Attendance to the compulsory briefing meeting.
- 1.2.11. Confirmation of Receipt of Addenda to Bid Documents, if applicable.
- 1.2.12. Compulsory Enterprise Questionnaire complete and signed

Directors in the Service of State

Where a person within the Bidding Entity is an Employee of the State, Bidder should:

- submit a signed letter on a letter head from their Accounting Officer/ Accounting Authority (AO/AA of the Government Institution where they are employed) stating that they are not prohibited from conducting business with the State in terms of Section 8 of the Public Administration Management Act, 2012 (Act No.11 of 2014- "The PAMA")
 - submit a signed letter on a letterhead from their AO/AA granting permission to perform other remunerative work outside of their employment where the PAMA does not apply to such an employee.
- 1.2.13. Directors to submit certified ID copies not older than 3 months from the tender closing date.
 - 1.2.14. Tenderer must complete and sign the form of offer and acceptance.

Any Bidder who fall under the following criteria will be disqualified:

- (i) **NOTE: Failure to submit any of the above mentioned documents / requirements shall result in disqualification of the bid.**

NOTE: Failure to comply with the criteria stated hereunder shall result in the tender offer being disqualified from further consideration.

- Use of correction fluid is prohibited.
 - Tender offer must be properly received on the tender closing date and time specified on the invitation, fully completed, in black ink (All as per Standard Conditions of Tender and as per the specific condition of this tender document).
- (ii) If the company/ Director is listed under the Tender Defaulting and Restriction Status - the bidder will be disqualified.

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2. PHASE TWO:

FUNCTIONALITY CRITERIA		POINTS ALLOCATION
A.	Experience of the company on similar projects not older than 5 years	30
B.	Quality of services based on client reference letters, on the provided template, corresponding to the company experience proven under item "A" above	20
C.	Qualifications, experience and professional registration of the professional services provider forming part of the turnkey solution	30
D.	Contractors resources	10
E.	Financial viability	10
TOTAL		100 Points

3. PHASE THREE: PREFERENTIAL POINT SYSTEM

Only competent tenders who have reached or exceeded the minimum functionality threshold of 70% (70 points) will be evaluated on an 80/20 (Price / Specific Goals) points basis in terms of the Preferential Procurement Policy Framework Act of 2000, Preferential Procurement Regulation 2022.

In order to claim preferential point system, the BEC will use the information provided from the CSD. Bidders are required to submit a certified copy of the documents listed below not older than six (6) months from the closing of the tender:

- Woman (Originally Certified ID Document)
- Youth (Originally Certified ID Document)
- People with Disability (Letter from the doctor Confirming the Disability)
- Black Ownership (Originally Certified ID Document)

In cases of a Joint Venture, both JV partners must submit the abovementioned source documents to claim and be awarded points.

The points related to the IDT Specific Goals will be allocated proportionally as per table below:

	POINTS
PRICE	80
SPECIFIC GOALS	20
TARGETED GROUP	
Women	6
Youth	6
People with Disabilities	4
Black People	4
Total points for Price and SPECIFIC GOALS	100

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STAGE OF AWARD

The following returnable documents shall be submitted together with the tender documents. Validity of this documentation will be verified at the time of award.

1. Proof of Central Supplier Database (CSD) registration
2. Valid Tax Compliance Letter with a unique pin
3. Submission of a realistic, well structured (correctly sequenced) programme, within the stipulated timeframe and in an acceptable project management computer programme. This programme will form part of the contractual documentation. The duration indicated in the programme will define the contract period upon award of the tender.
4. Detailed Health and Safety Plan aligned to the requirements of the project
5. Performance Guarantee

Disclaimer:

Note: *The IDT reserves the right to request information or documentation in accordance with the provisions of the Promotion of Administrative Justice Act (PAJA) and section 217 of the Constitution. Failure to submit clarification and or documentation within 7 calendar days from the date of request will disqualify the tender offer from further consideration.*

COMPULSORY SITE BRIEFING

A compulsory briefing meeting will first take place at the Hawequa Correctional Center on **04 August 2026 at 10h00** (refer to the Tender Data): Bidders are advised to arrive at least 30 minutes' prior the start of the meeting to allow for security screening.

Google Maps GPS co-ordinates: - [33°37'51"S, 19°00'28"E]

The second site visit will take place at the Obiqua Correctional Centre on **04 August 2026 at 13h00** (refer to the Tender Data): Bidders are advised to arrive at least 30 minutes' prior the start of the meeting to allow for security screening.

Google Maps GPS co-ordinates: - [33°16'28"S, 19°08'45"E]

Tenderers must sign a compulsory attendance register for both sites mentioned above in the name of the tendering entity. Addenda and additional documents (if any) will be issued only to tenderers appearing on the attendance register. ***Failure to attend both site visits will result in disqualification.***

AVAILABILITY OF DOCUMENTS

Documents will be available free of charge online from **23 July 2026** on the following websites:

- E-tender – www.etenders.gov.za
- IDT website - www.idt.org.za
- CIDB Website – www.cidb.org.za

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BIDDERS QUERIES

Any queries shall be directed in writing to the IDT during office hours (08h30 – 17h00) weekdays and shall be addressed to the contact person/s in the addresses indicated below;
All queries should be submitted no later than 07 August 2026. The IDTs response to bid queries will be no later than five (5) working days before the closing date.

ENQUIRIES:

Email: DCS06WCTENDERS@IDT.ORG.ZA

CLOSING TIME

The closing time for receipt of tenders is 12:00 Noon on **17 August 2026**. Tenders shall be submitted at:

The IDT Office Tender Box

The Physical Address delivery of Tender documents is:

IDT Western Cape Regional Office
14th Floor, Customs House
Heerengracht Street, Foreshore, Cape Town, 8001

Bidders should fill out the tender register at a time and date the tender is dropped off in the IDT tender box.

Disclaimer

- Telephonic, emailed and late tenders will not be accepted.
- Requirements for submission, sealing, addressing, delivery, opening and assessment of tenders are stated in the Tender Data.
- The IDT reserves the right not to appoint the lowest bid financial proposal, based on the outcome of the tender risk assessment.