

TENDER ADVERT FOR BID: RFP 09/2022 (JPC MBD 2)

CITY OF JOBURG PROPERTY COMPANY (SOC) LTD (REG. NO 2000/017147/07) (“JPC”), HEREBY INVITES INTERESTED PROPERTY OWNERS TO SUBMIT PROPOSALS FOR THE PROVISION OF LEASED OFFICE ACCOMMODATION AND PARKING FACILITIES FOR JOBURG PROPERTY COMPANY (JPC) IN REGION F, CITY OF JOHANNESBURG, FOR A PERIOD OF 3 YEARS

Bid Number	RFP 09/2022
Bid Description	REQUEST FOR PROPOSALS FOR THE PROVISION OF LEASED OFFICE ACCOMMODATION AND PARKING FACILITIES FOR JOBURG PROPERTY COMPANY (JPC) IN BRAAMFORNTEIN, CITY OF JOHANNESBURG, FOR A PERIOD OF 3 YEARS.
Compulsory Briefing Session Date	No briefing session will be held.
Document Availability Date	20 May 2022
Document Availability	Document can be downloaded from E-tenders and the JPC website and E-tenders at no cost, via www.etenders.gov.za or www.jhbproperty.co.za
Closing Date	22 June 2022 at 10h30 (Telkom time)
Pre-qualification	None
Disqualification criteria	<ul style="list-style-type: none"> • Only bid proposals of between 13800 m² (Thirteen thousand, Eight hundred square metres) and 14 000 m² (fourteen thousand square metres) GLA of office space will be considered. (FLOOR PLANS TO BE INCLUDED) • Minimum Grade B buildings will be considered. (Valid grading certificate not older than 12 months to be provided) • Bid proposals outside the preferred locality will not be considered. (LOCALITY MAP/TITLE DEED or LEASE AGREEMENT AND ADDRESS TO BE PROVIDED) • A Minimum of 400 Parking Bays, including a minimum of 2 disability bays (FLOOR PLANS TO BE PROVIDED) <p>The value of the transaction is expected to exceed R10 million (VAT included), accordingly the bidder is required to furnish –</p> <p style="padding-left: 40px;">(i) If the bidder is required by law to prepare annual financial statements for auditing, their audited annual financial statements -</p> <p style="padding-left: 80px;">(aa) for the past three years; or</p> <p style="padding-left: 80px;">(bb) since their establishment if established during the past three years</p> <p>NB: Failure to comply with the above will result in the bid not being evaluated for Stage 1 and Stage 2. Failure to provide floor plans as per “MBD 11” of this document will result in disqualification.</p>
Compliance Requirements before an award is	<ul style="list-style-type: none"> • Valid Tax Compliant Verification PIN number issued by SARS. • Proof of registration of the Bidder as follows:

**made to the
successful Bidder**

- Natural persons- certified copy of ID document/ passport
- Partnership- copy of Partnership Agreement plus IDs of all partners
- Company- current CM29/COR 39
- Close Corporation- current copy of CK1 and/or CK2C and/or COR 20.1
- Trust- letter of appointment from the Master of the High Court of SA and deed of trust
- JV/Consortium- JV/Consortium Agreement plus CIPC and/or ID documents of all JV/Consortium partners
- Entity BBEE Certificate or JV/Consortium Consolidated BBEE Certificate/ An Affidavit will also be acceptable
- Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the individual / Proof that acknowledgements or arrangements have been made to settle arrears / Valid Lease agreement / Affidavit stating why an up to date municipal account cannot be submitted.
- Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the Entity / Proof that acknowledgements or arrangements have been made to settle arrears Valid Lease agreement / Affidavit stating why an up to date municipal account cannot be submitted
- Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the Director (s) or Member (s) / Proof that acknowledgements or arrangements have been made to settle arrears /Valid Lease agreement / Affidavit stating why an up to date municipal account cannot be submitted
- In the event the bidder is tendering as a Joint Venture/Consortium, all members of the JV/Consortium must submit all required documentation and a JV / Consortium agreement
- Central Supplier Database (CSD) registration valid on tender closing date
- Company resolution.
- Building Meeting all OHASA Statutory Requirements.
- Proof of ownership of the property.
- Signature of the following documents;
 - Declaration of interest in MBD 4
 - Declaration of the Bidder's Past Supply Chain Practices in MBD 8,
 - Certificate of Independent Bid Determination in MBD 9, and
 - Bidders Information in JPC MBD 7.1
- If the entity or any of its Directors are listed on the National Treasury register of defaulters
- Submission of public interest score (PIS) as per Companies Act Regulation 26(2). The public score calculation must be supported by the following
- The value of the transaction is expected to exceed **R10** million (VAT included), accordingly the bidder is required to furnish –
 - (i) If the bidder is required by law to prepare annual financial statements for auditing, their audited annual financial statements -
 - (aa) for the past three years; or

	(bb) since their establishment if established during the past three years
Evaluation Criteria	Functionality, Price and BBBEE using the 90/10 preference point system 90 for price and 10 for the BBBEE status level of contributor $P_s = 90 \left(1 - \frac{P_t - P_{max}}{P_{max}} \right)$
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