

Dear Tenderers

SCM REFERENCE NO: 2025/0002

A1026/61120/2025/L01 PMB

REQUEST FOR PROPOSALS FOR THE LEASE OF ERF 3045 PIETERMARITZBURG FT

ADDENDUM NO.1

This ADDENDUM is issued in terms of Clause C.3.2 of the Tender Data and must be read in conjunction with and shall be deemed to form part of the Tender Document.

The following items form part of ADDENDUM no. 1.

- a) Extension of Tender Closing Date from 14 August 2026 to 04 September 2026 @ 12h00pm
- b) Presentation of the tender briefing meeting held online on the 24 July 2026 @ 11h00 am
- c) Issuing of CLARIFICATION to questions raised by tenderers via procurementsr3@sanral.co.za

Kindly acknowledge receipt of this ADDENDUM by completing the ACKNOWLEDGEMENT OF ADDENDUM below. Failing to acknowledge this addendum often means you accept the contents of the addendum



Yours sincerely,

PROCUREMENT OFFICE

KZN PROVINCE

ADDENDUM NO. 01

1. ANSWER TO QUESTION FROM TENDERER 1: TENDER DOCUMENT

The following amendments and additions to the Tender Document shall apply:

2. ADDENDUMS TO QUESTIONS FROM TENDERERS

QUESTIONS BY TENDERERS	ANSWERS
Tenderer1: The compulsory site meeting held on Monday, 27 July 2026 at Erf 3045 did not conclude as planned, and we have not received any subsequent communication from SANRAL on the matter. As attendance at the site visit is a Stage 1 mandatory responsiveness requirement in terms of clause 4.1.1, we request written confirmation of the following: 1.1 whether the site visit is regarded by SANRAL as having been validly concluded; 1.2 if not, whether a further session will be convened, and on what date; and 1.3 whether an ADDENDUM will be issued to the tender document in this regard.	The site meeting was validly concluded. Attendance register will be used to test responsiveness of the tenderer. No further site meeting will be convened.
We have reviewed the tender pack and note that it contains no attendance certificate, attendance register or equivalent returnable document by which a bidder may evidence attendance at either the compulsory virtual briefing of 24 July 2026 or the compulsory site visit of 27 July 2026. No such form appears in the returnable documents (Forms A1 to A15 and B1 to B4) or in Annexures A to H. Given that clause 4.1.1 renders a submission non-responsive where attendance is not established, we request that SANRAL confirm in writing that our attendance at both compulsory sessions has been registered and recorded, and advise what documentation, if any, bidders are required to include in their submission as proof of attendance.	No attendance certificate is required. Attendance register will be used to test responsiveness of the tenderer. Both attendances have been recorded.
Clause 1.3.3 provides that the tender ADDENDUM briefing presentation will be sent to all tenderers who attended the briefing session. To date we have not received the presentation, nor any minutes or record of the matters raised and answered at either the virtual briefing or the site visit. We request that the briefing presentation and the minutes of both sessions be circulated to all attending bidders. In the interest of fairness and transparency contemplated in clause 1.8, we further request that any ADDENDUMs given verbally at those sessions be confirmed in writing and distributed to all bidders.	Presentation is attached hereto as Annexure 1. Meeting minutes for online briefing session are attached hereto as Annexure 2.
Clause 1.1 on page 4 of 51 records that submissions close at 12h00 on "Tuesday, 14 August 2026". We note that 14 August 2026 falls on a Friday. While the date is stated consistently on the cover page and in the SBD 1 Form, the day of the week is inconsistent with it. We request written confirmation that the closing date and time is 12h00 on Friday, 14 August 2026.	Correct date is Friday 14 August 2026. However, this date is extended to Friday 4 September 2026.
Clause 3.19 sets a reserve rental of R430,835.00 per month excluding VAT, and provides that offers below the reserve will not be considered. Having assessed the property and the tender documentation, we respectfully submit that the reserve rental does not reflect current market value, for the reasons set out below:	All Bidders are required to comply with the Tender's scope of works and specifications as per the RFP document.

1. The reserve appears to be derived from historical trading performance. Clause 3.16 records fuel throughput for the period December 2022 to November 2023. That data is now more than two and a half years old and predates the cessation of trading at the site. 2. The tender document itself confirms that the site has been dormant for an extended period. Section 4.2 records that the environmental authorisation is no longer valid precisely because the filling station has not been in operation for more than a year, that the site licence and retail licence fell away with the previous lessee, and that the underground fuel infrastructure remains the property of the previous lessee. A rental benchmarked on trading volumes that the site has not achieved for a considerable period does not, in our submission, represent a market-related rental. 3. The competitive landscape in the immediate area has changed materially since the reference period. There is an alternative filling station operating in the vicinity, and a further filling station is currently under construction nearby. Neither appears to have been taken into account. The volumes recorded in clause 3.16 were achieved in a materially different competitive environment and cannot reasonably be relied upon as a proxy for future performance at this site. 4. The reserve does not appear to account for the substantial re-establishment burden placed on the lessee. In terms of clause 3.8 and Section 4.2, the incoming lessee must fund consent use, environmental authorisation, site licence, retail licence, site development and building plans, and the installation of new tanks, pumps and forecourt — all at its own non-refundable cost, and all before meaningful trading can commence. The reserve rental nevertheless runs from the rent start date, and escalates at CPIX plus 3% annually. 5. The sub-tenant income reflected in clause 3.17 is expressly not guaranteed. SANRAL records that there is no assurance that those rentals will hold or that the sub-tenants will remain on site. That income cannot therefore support the reserve. 6. We note that SANRAL has itself recognised the importance of a market-related outcome. Note (f) to the pricing schedule and clause 4.4.1 both provide that SANRAL may decline to award where the rental offered is not market related. We respectfully submit that the same standard should apply to the reserve against which bidders are required to price. We accordingly request that SANRAL commission an independent, current market study and valuation of the property, reflecting the site's dormant status, the cost and time required to restore it to trading condition, and the present competitive environment in the New England Road corridor; and that the reserve rental be revised accordingly by way of ADDENDUM to all bidders. In the alternative, we request that SANRAL disclose the basis, date and methodology of the valuation on which the reserve rental of R430,835.00 per month was determined, so that bidders may price on an informed basis.	
Tenderer 2 I kindly request confirmation as to whether my company has been successfully registered as a participant for Tender Reference A1026/61120/2025/L01 PMB. We signed the available attendance/register documents during the briefing process; however, we have not yet received any confirmation of our registration.	YES, all tenderers who signed attendance registered are registered.

Is it a mandatory requirement that a company submitting a bid for this tender must currently be operating a fuel station?	No, tenderers will be scored according to number of years of experience, whether it is current or previous experience.
whether my subtenancy experience in operating a fuel station satisfies the tender's operational requirements.	Tenderers must either submit proof of ownership or tenancy or lease, reading in line with evident experience referred. Such evidence must be on the tenderers name.
We would like to find out if it is possible for the winning bidder to get vacant occupation of the property if there's no consensus with current tenants	Vacant occupation is conditional upon the lawful termination or expiry of all existing leases/occupancy rights.
is it possible for the Spar to be changed to another supermarket brand?	Yes
The site currently has 3 x 23kl and 1 x14kl tanks, so no environmental authorization is required if Engen is the winning bidder. If Engen must remove its tanks, in the instance of another bidder being awarded the tender, then Engen has to obtain authorization to remove its tanks whilst indicating to the relevant authority the planned tank capacity by the successor. If the successor's proposed tank capacity is not greater than 80kl, no formal environmental impact assessment is required.	The Environmental authorisation for this property has lapsed.

ACKNOWLEDGEMENT OF ADDENDUM NO. 1

I _____

Representing _____

Hereby acknowledge that I have received the above ADDENDUM and that I am conversant with the contents thereof.

SIGNATURE: _____

DATE: _____

This ADDENDUM is to be read in conjunction with and shall be deemed to form part of the Contract Documents.

You must therefore acknowledge receipt of this ADDENDUM by emailing this form to the South African National Roads Agency SOC Limited at ProcurementSR3@sanral.co.za and the original must be attached to the Returnable Schedules.