

TRANSNET



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Non-Compulsory Briefing Session

Date: 03 May 2023 at 12:00

**PURCHASE OF THE CARLTON CENTRE COMPLEX  
LOCATED IN THE JOHANNESBURG CENTRAL  
BUSINESS DISTRICT (CBD), SOUTH AFRICA A  
TRANSNET IMMOVABLE PROPERTY ASSET  
TP/2023/03/0002/25867/RFP**

# Discussion Items

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1. Opening and Welcome
2. SCM Administrative Requirements Clarification
3. Technical Requirements Clarification
4. Questions and Answers
5. Closing

# SCM ADMINISTRATION CLARIFICATION

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- Ensure transparency and fairness of process
- Highlight the importance of compliance to RFP requirements
- Pre-qualification criteria
- Evaluation Criteria and scoring

# BACKGROUND

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- Transnet Property (TP) main objective is to:
  - ✓ Manage, acquire and dispose Transnet SOC Ltd (Transnet) owned immovable property assets and
  - ✓ Ensure optimum utilization of property for the purpose of maximizing developments opportunities.
- TP is embarking on a process of acquiring an interested qualifying party to make an offer to purchase this immovable property.
- Transnet has approved the alienation of the Carlton Centre Complex in Johannesburg CBD, South Africa.
- The property is situated on Erf 1120, Erf 1126 and Erf 1239, Marshalls Town, situated at 150 Commissioner Street, Johannesburg.
- The property is located in the Inland Region (Gauteng area). The bidders should note that the property is subject to the registered Notarial Deed of Cession and Assignment of Leases K221/2000 and K222/2000.

# MANDATORY RETURNABLE DOCUMENTS

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- ☐ SECTION 1: SBD 1 Form completed and signed
  
- ☐ SECTION 4: Pricing Schedule

# RETURNABLE ITEMS FOR SCORING






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- ☐ 100% Technical Clause by Clause Acceptance of the Specification
  
- ☐ Provide proof of funding to acquire the property (i.e. bank guarantees and/or letters from the registered financial institutions that prove existence of funds)
  
- ☐ Property Valuation Report from a valuer registered with the South African Council of Property Valuers Profession (SACPVP) submitted
  
- ☐ Proof of evidence of owned or invested property portfolio in the form of either a title deed in the name of the bidding company or the bidding company's Audited Balance Sheet





# EVALUATION METHODOLOGY

Stage 1 Test for Responsiveness		Stage 2 Test for Capability	Stage 3 Price & BBEE, Adjudication and Award			
Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Administrative responsiveness	Substantive responsiveness	Technical Capability/ Functionality	Weighted scoring / 100	Post tender negotiation	Selection of the preferred bidder	Award of business and conclusion of contract
Returnable documents/ schedules  	Pre-Qualification  	Minimum Threshold 60 Points  <b>Functionality Score</b> 	Price (80/90)  B-BBEE scorecard (20/10)	Post tender negotiation with preferred bidder if pricing is not market-related [2nd and 3rd ranked bidders (if required) in a sequential and not simultaneous manner]	(Objective criterion to justify award to someone other than the highest ranked bidder must have been stated in the bid documents and can be used at this stage, if applicable)	 
NB: Evaluation of the various stages will normally take place in a sequential manner. However, in order to expedite the process, Transnet reserves the right to conduct the different steps of the evaluation process in parallel. In such instances the evaluation of bidders at any given stage must not be interpreted to mean that bidders have necessarily passed any previous stage(s).						

# Technical Requirements

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## ❑ PHASE 1: 100% Technical Compliance to Specification

- Clause by Clause Statement of Acceptance
- Provide proof of availability of funds

## ❑ PHASE 2: Technical Capability Evaluation Criteria

- Property Valuation Report
- Proven Track Record
- Redevelopment or Refurbishment of a Property



# Question and Answers

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- ❑ SCM and Technical Requirements
  
- ❑ Clarifications Questions can still be sent to  
**CarltonCentreDisposal@transnet.net** by Thursday, 01 June 2023



**THANK YOU**

**Contact details**

**The Buyer**

**CarltonCentreDisposal@transnet.net**

