



BID NOTICE AND INVITATION TO BID

BID NO: NLM/DP/CDE52/2022/2023

COMMERCIAL DEVELOPMENT ON ERF 52 (4329m²), NTABANKULU TOWN

Ntabankulu Local Municipality is inviting proposals from suitably qualified and experienced service providers for commercial development on Erf 52 (4329m²), Ntabankulu town. The tender will be awarded on a 35-year notarial lease basis to the winning bidder.

A detailed specification will be available in the Bid document. A compulsory briefing session will strictly be 30 minutes after which bidders and representatives of the municipality will proceed to the respective site. Punctuality will be adhered to. **A compulsory briefing meeting/session** has been scheduled for **13th of December 2022 at 11H00, at Ntabankulu Local Municipality**

Bid documents may be downloaded free of charge from the municipality website (www.ntabankulu.gov.za/tenders) from the **13th of December 2022**.

Bids are to be completed in accordance with the conditions attached to the Bid document and must be sealed and endorsed with the relevant bid number and must be deposited in the official bid box clearly marked **"COMMERCIAL DEVELOPMENT ON ERF 52, NTABANKULU, BID NO: NLM/DP/CDE52/2022/2023"** in the main entrance of the Ntabankulu Municipality at ERF 85, Main Street, Ntabankulu, 5130 not later than **12h00 on the 28th of February 2023**, at which time bids will be opened in public. Bids shall be valid for a period of 90 days after the closing date of the submission of bids. **Under no circumstances will late documents be accepted.**

This proposal will be evaluated in four phases.

- Phase one: pre-qualification
- Phase two: functionality
- Phase three: price evaluation
- Phase four: presentation and demonstration

PHASE ONE: PRE-QUALIFICATION

Prospective developers are requested to attach the following mandatory documents for their bids on the pages indicated in the bid document:

- Valid SARS Tax compliance pin
- Proof of company registration
- Registration with either National Property Practitioner's Council / South African Property Owners Association / Real Estate Business Owners of South Africa

- Valid original or certified copy of BBBEE Verification Certificate, or original sworn affidavit to claim Preferential points
- Original Certified ID copies for the entity owner/s
- Proof of municipal rates clearance for all company directors
- Proof of municipal rates clearance for the company or a signed lease agreement by both parties or confirmation that there is no billing where the entity is based
- Short CV's of Project team (Project leaders, Architects, Environmental specialist, Constructors, Engineers, Marketer)
- Detailed Company profile with projects of similar nature
- A short profile of current and past development partner
- Letter of guarantee from financier
- Letter for insurance and public liability
- Company Audited Annual Financial Statements for the past 7 years or since the establishment, if it was established during the past 7 years
- A certificate signed by the bidder certifying that the bidder has no undisputed commitments for municipal services towards a municipality or other service provider in respect of which payment is overdue for more than 30 days;
- Particulars of any contracts awarded to the bidder by an organ of state during the past five years, including particulars of any material non-compliance or dispute concerning the execution of such contract;
- A statement indicating whether any portion of the goods or services are expected to be sourced from outside the Republic, and, if so, what portion and whether any portion of payment from the municipality is expected to be transferred out of the Republic;
- MBD 3.1,4,6.2, 8 & 9 (Signed after the date of the Advert)
- All prospective service providers are required to apply on Central Supplier Database to do business with all organs of the State in the Republic of South Africa at <https://secured.csd.gov.za>. Non-registration will be regarded as non-responsive and be disqualified from the bid.
- NB. All certification must not be more than 3 months old and must be in its original format.
- NB. Tender documents must be filled/completed in its original format; no copies will be accepted.

Failure to submit the mandatory documents will deem the tender non-responsive and it will not be evaluated further.

Functionality will be evaluated based on capacity and experience and bidders who do not have a minimum functionally assessment of 70% will be considered non-responsive and not evaluated further.

PHASE TWO: FUNCTIONALITY

Area of evaluation	Points Allocated	Maximum Points
<u>MASTER DEVELOPMENT IMPLEMENTATION PLAN</u>		80 points
<ul style="list-style-type: none"> • Commitment from Anchor Tenants • Proposed Layout Plan • Experience on the implementation of similar projects • Membership with property development association 	20 points 20 points 10 points 10 points	

<ul style="list-style-type: none"> Qualifications and professional registration for the lead members of each Discipline required 	20 points	
LOCAL ECONOMIC DEVELOPMENT		20 points
<ul style="list-style-type: none"> Proposed beneficiation plan for small businesses 	20 points	
Total Points		100

PHASE THREE: PRICE EVALUATION

The primary criteria in selection will be cost and BBBEE status level of contribution. **80/20** Preference Points System will be used as per NTABANKULU LOCAL MUNICIPALITY Supply Chain Management policy. 80 points shall be for Financial Offer and 20 points for the BBBEE level contributor which will be evaluated as follows:

B-BBEE STATUS LEVEL CONTRIBUTOR	NUMBER OF POINTS
1	20
2	18
3	14
4	12
5	8
6	6
7	4
8	2
Non-compliant	0

PHASE FOUR : PRESENTATION AND DEMONSTRATION

Ntabankulu Local Municipality will request presentations or demonstrations from bidders who have passed phase one, two and three of the evaluation process. The bidder will bear costs of preparing submitting and presenting any response to phase four of this bid and all other costs throughout the bid process.

NTABANKULU LOCAL MUNICIPALITY reserves the right not to accept the lowest bidder. Late, incomplete, telegraphic, or facsimile bids will not be considered. The Council is not bound to accept the lowest or any proposal and reserves the right to accept the whole or part of the proposal or to furnish reasons for its decisions.

Further enquiries should be directed to Mrs N. Ndlaku at 071 613 8996 or ndlakun@ntabankulu.go.za or Mr O. Mdudi at 082 786 0772 or mdudio@ntabankulu.go.za during office hours i.e. between 08h00 and 16h30.

Requested by



.....
S. L. Gilman
Bid Specification Chairperson

Recommended by



.....
X.N. Venn
Chief Financial Officer

Approved by



.....
L. Nonyongo
Municipal Manager