

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 THE CITY OF JOHANNESBURG DEPARTMENT OF HEALTH IN REGION A MIDRAND (WITHIN A 7KM RADIUS OF ALPHEN SQUARE NORTH), FOR A PERIOD OF 3 YEARS

Bid Number	RFP 18/2022
Bid Description	REQUEST FOR PROPOSALS FOR THE PROVISION OF LEASED OFFICE ACCOMMODATION AND PARKING FACILITIES FOR THE CITY OF JOHANNESBURG DEPARTMENT OF HEALTH IN REGION A MIDRAND (WITHIN A 7KM RADIUS OF ALPHEN SQUARE NORTH), FOR A PERIOD OF 3 YEARS
Compulsory Briefing Session Date	No briefing session will be held.
Document Availability Date	21 October 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	25 November 2022 at 10h30 (Telkom time)
Pre-qualification	None
Disqualification criteria	<ul style="list-style-type: none"> Only bid proposals of between 2500 m² (two thousand, five hundred square metres) and 2700 m² (two thousand, seven hundred square metres) GLA of office space will be considered. (FLOOR PLANS TO BE INCLUDED) Minimum Grade B buildings will be considered. (Valid SAPOA grading certificate not older than 12 months to be provided) Bid proposals outside the preferred locality (Region A, Midrand (WITHIN A 7KM RADIUS OF ALPHEN SQUARE NORTH)) will not be considered. (LOCALITY MAP/TITLE DEED or LEASE AGREEMENT AND ADDRESS TO BE PROVIDED) A Minimum of 150 Parking Bays, including a minimum of 4 disability bays (FLOOR PLANS TO BE PROVIDED) Standby generator to power up entire building. Provide proof/confirmation, on a signed letterhead of the bidder that the generator will as a minimum, feed/power up: <ol style="list-style-type: none"> all emergency lighting and systems in the building, Parking facilities, All elevators, and All electrical points in the leased premises. All Industrial refrigeration and systems Provide up to date service records of the generator. Only buildings that have a Centralised Heating, Ventilating, and Air Conditioning (HVAC) system will be considered <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 with this document will result in disqualification.</p>
	<ul style="list-style-type: none"> Valid Tax Compliant Verification PIN number issued by SARS. Proof of registration of the Bidder as follows:

Compliance Requirements before an award is 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 39 (not older than 3 months)
- 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/ A sworn 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
- 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),
 - (i) accordingly the bidder is required to furnish –
 - (ii) 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 80/20 preference point system 80 for price and 20 for the BBBEE status level of contributor $P_s = 80 \left(1 - \frac{P_t - P_{min}}{P_{min}} \right)$
Address	City of Joburg Property Company SOC Ltd, 3 rd Floor, Forum I, 33 Hoofd Street, Braam Park Office Park, Braamfontein
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