

TENDER ADVERT FOR BID: RFP 19/2022 (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 CITY OF JOHANNESBURG USER DEPARTMENTS IN REGION E WITHIN 500 METRES FROM THE SANDTON CBD, SANDTON, CITY OF JOHANNESBURG, FOR A PERIOD OF 3 YEARS.

Bid Number	RFP 19/2022
Bid Description	REQUEST FOR PROPOSALS FOR THE PROVISION OF LEASED OFFICE ACCOMMODATION AND PARKING FACILITIES FOR CITY OF JOHANNESBURG USER DEPARTMENTS IN REGION E WITHIN 500 METRES FROM THE SANDTON CBD, CITY OF JOHANNESBURG, FOR A PERIOD OF 3 YEARS.
Compulsory Briefing Session Date	No briefing session will be held.
Document Availability Date	09 December 2022
Document Availability	Document can be downloaded from E-tenders and the JPC website at no cost, via www.etenders.gov.za or www.jhbproperty.co.za
Closing Date	27 January 2023 at 10h30 (Telkom time)
Pre-qualification	None
Disqualification criteria	<ul style="list-style-type: none"> • Only bid proposals of between 5700 m² (five thousand, seven hundred square metres) and 6 000 m² (six 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 as per SAPOA Guidelines, not older than 12 months to be provided) • Bid proposals outside the preferred locality (500 metres from boundaries of the Sandton CBD) will not be considered. (LOCALITY MAP/TITLE DEED or LEASE AGREEMENT AND ADDRESS TO BE PROVIDED) • Only buildings that have a Centralised Heating, Ventilating, and Air Conditioning (HVAC) system will be considered. • A Minimum of 300 Parking Bays (FLOOR PLANS TO BE PROVIDED) <p>NB: Failure to comply with the above will result in the bid not being evaluated for Stage 1 and Stage 2.</p> <p>Failure to provide floor plans with this document will result in disqualification.</p>
Compliance Requirements before	<ul style="list-style-type: none"> • Valid Tax Compliant Verification PIN number issued by SARS. • Proof of registration of the Bidder as follows: <ul style="list-style-type: none"> ○ Natural persons- certified copy of ID document/ passport ○ Partnership- copy of Partnership Agreement plus IDs of all partners

an award is made to the successful Bidder

- Company- current CM29/COR 39
- Close Corporation- current copy (not older than three months) 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/ 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 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 80/20 preference point system 80 for price and 20 for the BBBEE status level of contributor $P_s = 80 \left(1 - \frac{P_t - P_{min}}{P_{min}} \right)$
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