



NDWEDWE LOCAL MUNICIPALITY UMASIPALA WASE - NDWEDWE

NDWEDWE LOCAL MUNICIPALITY RE-ADVERTISEMENT - INVITATION FOR BIDS

PROPOSALS FOR THE LONG-TERM LEASE AND DEVELOPMENT

PROPOSAL NO: NDWP 01/22/23

Ndwedwe Local Municipality are hereby inviting interested companies/developers to submit proposals for the leasing of the property stated hereunder as per below mentioned projects.

- Proposals for the Long-Term Lease and Development of Value/Shopping Centre on Lot 329, 330 and 324 Measuring Approximately 8 273.7 m2 Depicted on the Ndwedwe Town Layout
- Proposal for the Long-Term Lease and Development of Office Park on Lot 325,326 Measuring Approximately 5625 m2 Depicted on the Ndwedwe Town Layout
- Proposal for the Long-Term Lease and Development of High – Density Residential property on Lot 328, 327 Measuring Approximately 9718 m2 as Depicted on the Ndwedwe Town Layout

Bid documents will be available upon a payment of R500.00, non - refundable documentation fee from the office of **SCM unit at NDWEDWE LOCAL MUNICIPALITY OFFICES, P100 Road Lot 47- 48 Ndwedwe. (08:00am to 14:30pm) Bid documents will be available for selling as from Thursday the 21st of July 2022**

There will be no clarification meeting. Bidders are requested to submit e-mail queries related to the bid.

Pre-qualifying Criteria for Preferential points will be used to advance certain designated groups. Bidders will therefore be prequalified on the following basis

- Minimum B-BBEE Status (Level 1, Level 2, and Level 3), and/or
- An EME or QSE.

Mandatory Requirement:

1. Bidders are to provide funding model to incorporate how and where the funding will be sourced/raised, and it must include collateral to be pledged against such funding if required. The Bidder to demonstrate proof availability of 100% of the funding required for the development. This must include written support form verifiable funding institutions.
- If the letter from the registered funder reflects the full amount of the development cost or;
 - If there is a shortfall and the bidder shows how they fund the shortfall or;
 - If the funder demonstrate access to equity to cover the development cost
 - If the AFS reflect cash and cash equivalent or;
 - If the bidder submits a letter from the funder

2. Concept drawings
3. Site Development Plan
4. Minimum letters of Intent for 70% of the development including letter from Anchor retailer

- **Only bidders who score the minimum of 45 points out of 60 points in stage 2 (two) will advance to the next stage of evaluation**

Compliance Requirements:

- **Valid Tax Compliant Verification Pin Number issued by SARS**
- **Proof of registration of the Entity**
- **Up to date Municipal Account not older than 3 months or**
- **In the event the Bidder is Tendering as a tendering as a Joint Venture/ Consortium, all members of the JV/Consortium must submit all required documentation, a JV/ Consortium agreement, and a Joint Venture B-BBEE Certificate.**
- **Completion and Signature of all bid documents**
- **Central Supplier Database (CSD) registration.**

Bid document must be sealed in an envelope marked with the relevant: **“Project Name and Bid Number”** and must be deposited in the bid box situated at the reception area: Ndwedwe Municipal offices, Lot 47- 48, Road P100, Ndwedwe, not later than **12H00 on WEDNESDAY the 17th of August 2022** where bids will be opened in public. **(Time will ONLY be determined by the Municipal clock at the reception)**

The Ndwedwe Municipality subscribes to the Preferential Procurement Framework Act, Act 5 of 2000, new 80/20 preference points system will apply in terms of the Preferential Procurement Regulation 2017 **(B-BBEE Status Level of Contribution) - an original or certified copy of the certificate is required**. In case of EME's bidder must submit an original sworn affidavit signed by a commissioner of oaths to claim Preference Points.

Bids shall be valid for a period of **120** days. The Ndwedwe Local Municipality does not bind itself to accepting the lowest, or any bid, either wholly or in part or give any reason for such action, **BIDDERS SHALL BE REGISTERED ON CENTRAL SUPPLIER DATABASE (CSD).**

Late proposals or proposals received by way of post, facsimile or e-mail will, under no circumstances, be considered.

Enquiries regarding this notice may be directed as follows:

SCM Enquiries : Mrs Mati Shangase - 032 532 5021
Technical Enquiries : Ms Akhona Ngcobo - 032 532 5128