

**THE MSUNDUZI MUNICIPALITY**

**TENDER NOTICE**

**SPECIALISED CONTRACT No. SCM 59 OF 15/16**

**PROPOSAL CALL FOR THE PURCHASE AND DEVELOPMENT OF 353 ALEXANDRA ROAD, PELHAM, LEGALLY DESCRIBED AS PORTION 13 OF ERF 17 OF PIETERMARITZBURG**

Proposals are hereby invited in terms of the Municipal Finance Management Act from suitably qualified and experienced Developers/Investors for the purchase and development of 353 Alexandra Road, Pelham, Pietermaritzburg. The property is a key land parcel within the suburb of Pelham due to it being situated in close proximity to the Universities which are situated within the Scottsville area.

In terms of the Scottsville/Pelham policy, the above property is to be developed to provide suitable and affordable accommodation to middle income, young professionals and students that are within the precinct, it being noted that the No. of students enrolling at the Universities are increasing each year.

Tender documents shall be available from the Supply Chain Management Unit Offices, 5<sup>th</sup> Floor, A S Chetty Centre, 333 Church Street, Pietermaritzburg, from **14h30 on Tuesday, 14 June 2016**. A non - refundable tender fee in the amount **R707.94** (including VAT) per document shall be levied. Only cash or bank guaranteed cheques will be accepted.

Further information may be obtained by contacting Mthobisi Khumalo on either Tel. No. 033 - 392 266 2 or Cell No. 071 603 419 7 or by e-mail: [mthobisi.khumalo@msunduzi.gov.za](mailto:mthobisi.khumalo@msunduzi.gov.za)

**A compulsory Site Inspection Meeting will be held at 10h00 prompt on Thursday, 30 June 2016, at 353 Alexandra Road, Pelham, Pietermaritzburg, 3201.** Only one Site Inspection Meeting will be held. An official will chair the meeting and answer queries raised by prospective Developers/Investors. Any amendment to the tender documentation arising from such answers will be circulated in terms of the meeting's attendance register. Only one (1) Representative per Company will be allowed to attend the meeting. Developers/Investors who do not attend the above meeting will not be considered. ***Developers/Investors arriving at the meeting after the stipulated starting time will not be allowed to attend the meeting.*** Developers/Investors must present their tender document at the meeting failing which the Developer/Investor shall be disqualified.

**Tender Evaluation Criteria:** The tender shall be adjudicated on the **“Two Envelope System”**. Sealed envelopes, endorsed on the envelope **“Envelope 1 - Details of Proposal and Envelope 2 - Tendered Price”** must be placed in the Tender Box located in the Foyer, Ground Floor, City Hall, 169 Commercial Road, Pietermaritzburg, 3201, not later than **12h00 on Tuesday, 12 July 2016**. Only tenders placed in the tender box shall be accepted. Under no circumstances whatsoever will any extension of time be allowed for submission of tenders.

Only **“Envelope 1- Details of Proposal”** will be opened in public and the names of the Developers/Investors who have timeously submitted Envelopes will be disclosed and recorded at the said meeting. **“Envelope 2 - Tendered Price”** will not be opened at the above meeting. The said Envelope will be safely stored away and publically opened at a separate tender opening meeting where the tendered price will be disclosed.

The name of the Developer/Investor must also be indicated on both Envelopes for identification purposes.

The Functionality for Stage 1 shall be as follows:-

No	Scoring Criteria	Maximum points
1.	Total Points for Project Development experience of similar high density residential development (Flats)	20
2.	Total Points for locality	10
3.	Total Points for Town Planning Criteria (Land Use)	20
4.	Total points for Bank rating	10
5.	Total points for Number of jobs to be created locality	10
6.	Total Points for Commencement of the development	10
7.	Total Points for Black ownership and Local Economic Development	10
8.	Total points for Viability of proposal that blends with the Msunduzi Municipality	10
<b>Total Points for Functionality</b>		<b>100</b>
<b>Threshold</b>		<b>85%</b>

**Tender Validity period:** Four (4) months commencing from the closing date of the tender.

The Council does not bind itself to accept the lowest or any tender and reserves the right to accept the whole or any part of a tender. Each tenderer will be informed of the tender result. The Council expects businesses within the Pietermaritzburg and Midlands Region to support its contract and affirmative action programmes.

**SIZWE HADEBE (ACTING MUNICIPAL MANAGER)**