

**THE MSUNDUZI MUNICIPALITY**

**TENDER NOTICE**

**CONTRACT No. SCM 84 OF 14/15**

**PROPOSAL CALL FOR THE SALE AND DEVELOPMENT OF PORTIONS A & B OF ERF  
1556 PMB: POLO CROSSE SITE**

Proposals are hereby invited in terms of the Municipal Finance Management Act from suitably qualified and experienced Developers/Investors for the outright purchase of the Polo Crosse Site. The Polo Crosse site is a key land parcel at the north-western perimeter of the Pietermaritzburg CBD, with accessibility from the N3, PMB CBD and the western suburbs. The site is situated in close proximity to the proposed new KZN Legislature Complex. It is of critical strategic importance to the economic, social, cultural and environmentally sustainable growth and development of Pietermaritzburg, the Capital City. Portion A is 4.0 ha in extent and portion B is 3.7 ha in extent

The successful tenderer is required to make provisions for the sale of an area 9586 square metres/0.9586 ha for Barloworld within Portion A of the development in line with the Council Resolution.

The Municipality will favour mixed-used development proposals.

The land may not be used for the following purposes:-

- a) Petrol Filling Station;
- b) Service Industry;
- c) Motor Workshop;
- d) Scrap Yard, or,
- e) Panel Beaters

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 **14h00 on Tuesday, 10 February 2015**. A non - refundable tender fee in the amount **R669.18** (including VAT) per document shall be levied. Only cash or bank guaranteed cheques will be accepted.

Further information may be obtained from Mr S Mkhize on Tel. No. 033 - 392 208 0, e-mail: [siyabonga.mkhize@msunduzi.gov.za](mailto:siyabonga.mkhize@msunduzi.gov.za)

A compulsory Tender Briefing meeting will be held at **10h30 prompt on Friday, 20 February 2015, in the E D & G Boardroom, 9<sup>th</sup> Floor, Professor Nyembezi Building, 341 Church Street, Pietermaritzburg, 3201**. Only one Tender Briefing 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.***

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, 10 March 2015**. 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. 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.

**Tender Validity period:** Three (3) months commencing from the closing date of the tender.

**Tender Evaluation Criteria:** The tender shall be evaluated on a Two Stage Evaluation System. Stage 1 being for Functionality and Presentation and Stage 2 being based on the highest offer received to the satisfaction of the Municipality. The Functionality for Stage 1 shall be as follows:-

<b>No.</b>	<b>Scoring Criteria</b>	<b>Maximum Points</b>
<b>1</b>	<b>Project Development Experience</b>	
	From R50M – R80M	3
	More than R80M – R160M	5
	More than R160M - R320M	7
	More that R320M – R640M	10
	>R640M	15
	<b>Total points for Project Development Experience</b>	<b>15</b>
<b>2</b>	<b>Points for Locality</b>	
	Developers/Investors who resides within Pietermaritzburg	15
	Developers/Investors who resides outside Pietermaritzburg but within Kwa-Zulu Natal	10
	Developers/Investors who resides outside Kwa-Zulu Natal but within South Africa	5
	<b>Total Points for Locality</b>	<b>15</b>
<b>3</b>	<b>Socio Economic Objectives</b>	
	BBBEE Level 1	70
	BBBEE Level 2	63
	BBBEE Level 3	56
	BBBEE Level 4	35
	BBBEE Level 5	28
	BBBEE Level 6	21
	BBBEE Level 7	14
	BBBEE Level 8	7
	Non-Compliant contributor	0
	<b>Total points for Socio Economic Objectives</b>	<b>70</b>
<b>Total point for functionality</b>		<b>100</b>

Only tenderers that score a minimum of eighty percent (80%) or eighty points (80) Points on the above Functionality Points (Stage 1) will be considered for further evaluation.

The Council does not bind itself to accept the lowest or any offer and reserves the right to accept the whole or any part of an offer. Each Developer/Investor 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.

**MR M A NKOSI: MUNICIPAL MANAGER**