



INVITATION TO QUOTE: BEY-SCM-535

CONCEPTUAL SITE DEVELOPMENT PLAN FOR PROPERTY REPURPOSING

Quotations are hereby invited from registered architects for the above mentioned as per the scope of work.

Quotes must be placed in the municipal tender box, Robert Sobukwe Building, in sealed envelopes clearly marked "**BEY-SCM-535**", not later than 12h00, **Thursday on the 30th of January 2025** and will be opened in public immediately thereafter.

Note:

1. Faxed, e-mailed or late quotations will not be accepted.
2. The tender will be evaluated on 80/20 system Whereby 80 points will be allocated for price and a maximum of 20 points for specific goals.
3. To claim for specific goals prospective bidders MUST submit proof/required the required documents
4. Price must include vat (if registered for vat) and any disbursement costs associated with the project..
5. All suppliers must be registered on the Central Supplier Database (CSD).
6. Tenderers must provide proof of registration with the South African Council for the Architecture Profession (SACAP).
7. A current original tax clearance certificate of SARS is to be submitted.
8. A current certified Municipal (rates& services) clearance certificate to be submitted.
9. Attached declaration of interest to be completed.
10. A current certified BBBEE certificate must be submitted in order to claim preference points.
11. Council is not bound to accept the lowest or any quotation and reserves the right to accept any tender or part thereof.
12. For further details, please contact **Ms. A. Buda @ 049 807 budaa@bnlm.gov.za**
13. Allocation of specific goals
14. This Bid is subject to the General Conditions of Contract (GCC) and, if applicable, any other Special Conditions of Contract.

| NO | Specific goal categories | Max Points Allocation | Evaluation Indicators |
|----|--|-----------------------|--|
| 1 | B-BBEE Status Level Contributor | 10 | As for BBBEE points allocation please see MBD 6.1 |
| 2 | The promotion of enterprises located in a specific province for work to be done or services to be rendered in that province. | 10 | 10 Points- Located within the boundaries of the Dr Beyers Naudé Local Municipality |
| | | | 6 Points- Located within the boundaries of Sarah Baartman District Municipality |
| | | | 4 Points- Located within the boundaries of the Eastern Cape |
| | | | 1 Point- Outside of the boundaries of the Eastern Cape |

DR. E.M. RANKWANA

MUNICIPAL MANAGER

CONCEPTUAL SITE DEVELOPMENT PLAN FOR PROPERTY REPURPOSING

Project Overview

This specification document outlines the requirements for developing a Conceptual Site Development Plan (CSDP) for evaluating the potential of the identified property for repurposing it for office use. The CSDP will serve as a strategic guide for stakeholders, including architects, developers, and urban planners.

Project Aim

To create a comprehensive CSDP that evaluates the existing site conditions, assesses the feasibility of repurposing the property for office use, and provides a conceptual layout for future development.

Property Location:

- Erf 2009 & Erf 1819 (Municipal Fleet Property)
- Portion of the Remainder of Erf 1814 (Municipal Stores)
- Erf 1611, Erf 1613, and Erf 2356 (Municipal Protection Services Precinct)

Project Scope

Site Development Requirements:

- Identify necessary infrastructure upgrades (parking, loading areas, utilities, etc.).
- Determine landscaping requirements that enhance the site's appeal for office use.
- Evaluate the need for outdoor spaces, amenities, and access to public transportation.

Conceptual Design Elements:

- Develop preliminary site layouts showcasing proposed building configurations, outdoor spaces, and parking arrangements.
- Consider sustainable design practices, including green building standards (LEED certification, solar energy use).
- Incorporate accessibility guidelines to ensure compliant entryways, pathways, and facilities.

Visual Representations:

- Site photos, maps, and plans to illustrate current conditions.
- Conceptual drawings showcasing proposed layout and design elements.

Presentation Materials:

- A PowerPoint presentation summarizing key findings and recommendations.

Conclusion

This specification document serves as a foundational blueprint for producing a Conceptual Site Development Plan. The goal is to create a development strategy that aligns the potential of the property with community needs and market demands while ensuring compliance with all regulatory frameworks.

MBD 3.1: FIRM
BEY-SCM-535
PRICING SCHEDULE

| ITEM | DESCRIPTION | PRICE EX. VAT |
|------|--------------------------|---------------|
| 1. | CSDP | R |
| | TOTAL (EX. VAT) | R |
| | 15% VAT | R |
| | TOTAL (INCL. VAT) | R |

!!NB. PRICE MUST INCLUDE ALL DISBURSEMENTS ASSOCIATED WITH THE WORKS.

PERIOD FOR COMPLETION OF WORKS: _____

TOTAL AMOUNT IN WORDS

Name of Tenderer: _____

Signature: _____

Phone Number: _____

Date: _____

MBD 4: DECLARATION OF INTEREST

1. No bid will be accepted from persons in the service of the state*.
2. Any person, having a kinship with persons in the service of the state, including a blood relationship, may make an offer or offers in terms of this invitation to bid. In view of possible allegations of favouritism, should the resulting bid, or part thereof, be awarded to persons connected with or related to persons in service of the state, it is required that the bidder or their authorised representative declare their position in relation to the evaluating/adjudicating authority and/or take an oath declaring his/her interest.

3 In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.

3.1 Full Name:

3.2 Identity Number:

3.3 Company Registration Number:

3.4 Tax Reference Number:

3.5 VAT Registration Number:

3.6 Are you presently in the service of the state* **YES / NO**

3.6.1 If so, furnish particulars.

.....

* MSCM Regulations: "in the service of the state" means to be –

- (a) a member of –
 - (i) any municipal council;
 - (ii) any provincial legislature; or
 - (iii) the national Assembly or the national Council of provinces;
- (b) a member of the board of directors of any municipal entity;
- (c) an official of any municipality or municipal entity;
- (d) an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);
- (e) a member of the accounting authority of any national or provincial public entity; or
- (f) an employee of Parliament or a provincial legislature.

3.7 Have you been in the service of the state for the past twelve months?

YES / NO

3.7.1 If so, furnish particulars.

.....

.....

3.8 Do you, have any relationship (family, friend, other) with persons in the service of the state and who may be involved with the evaluation and or adjudication of this bid?

YES / NO

3.8.1 If so, furnish particulars.

.....

.....

.....

.....

YES / NO

3.9 Are you, aware of any relationship (family, friend, other) between a bidder and any persons in the service of the state who may be involved with the evaluation and or adjudication of this bid?

3.9.1 If so, furnish particulars

.....

....

.....

....

3.10 Are any of the company's directors, managers,
YES / NO
 shareholders or stakeholders in service of the state?

principal

3.10.1 If so, furnish particulars.

.....

.....

3.11 Are any spouse, child or parent of the company's directors,
 managers, principal shareholders or stakeholders in service
 of the state?

YES / NO

3.11.1 If so, furnish particulars.

.....

.....

CERTIFICATION

I, **THE** **UNDERSIGNED** **(NAME)**

.....

**CERTIFY THAT THE INFORMATION FURNISHED ON THIS DECLARATION FORM IS
 CORRECT.**

**I ACCEPT THAT THE STATE MAY ACT AGAINST ME SHOULD THIS
 DECLARATION PROVE TO BE**

FALSE.

Signature

Date

Position

Name of Bidder

PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022

This preference form must form part of all tenders invited. It contains general information and serves as a claim form for preference points for specific goals.

NB: BEFORE COMPLETING THIS FORM, TENDERERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE TENDER AND PREFERENTIAL PROCUREMENT REGULATIONS, 2022

1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to invitations to tender:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
- the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).

1.2 To be completed by the organ of state

(delete whichever is not applicable for this tender).

- a) The applicable preference point system for this tender is the 90/10 preference point system.
- b) The applicable preference point system for this tender is the 80/20 preference point system.
- c) Either the 90/10 or 80/20 preference point system will be applicable in this tender. The lowest/highest acceptable tender will be used to determine the accurate system once tenders are received.

1.3 Points for this tender (even in the case of a tender for income-generating contracts) shall be awarded for:

- (a) Price; and
- (b) Specific Goals.

1.4 To be completed by the organ of state:

The maximum points for this tender are allocated as follows:

| | POINTS |
|--|------------|
| PRICE | 80 |
| SPECIFIC GOALS | 20 |
| Total points for Price and SPECIFIC GOALS | 100 |

1.5 Failure on the part of a tenderer to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed.

1.6 The organ of state reserves the right to require of a tenderer, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner

required by the organ of state.

2. DEFINITIONS

- (a) **“tender”** means a written offer in the form determined by an organ of state in response to an invitation to provide goods or services through price quotations, competitive tendering process or any other method envisaged in legislation;
- (b) **“price”** means an amount of money tendered for goods or services, and includes all applicable taxes less all unconditional discounts;
- (c) **“rand value”** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;
- (d) **“tender for income-generating contracts”** means a written offer in the form determined by an organ of state in response to an invitation for the origination of income-generating contracts through any method envisaged in legislation that will result in a legal agreement between the organ of state and a third party that produces revenue for the organ of state, and includes, but is not limited to, leasing and disposal of assets and concession contracts, excluding direct sales and disposal of assets through public auctions; and
- (e) **“the Act”** means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000).

3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

3.1. POINTS AWARDED FOR PRICE

3.1.1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

A maximum of 80 or 90 points is allocated for price on the following basis:

$$P_S = 80 \left(1 - \frac{P_t - P_{min}}{P_{min}} \right) \quad \text{or} \quad P_S = 90 \left(1 - \frac{P_t - P_{min}}{P_{min}} \right)$$

Where

Ps = Points scored for price of tender under consideration

Pt = Price of tender under consideration

P_{min} = Price of lowest acceptable tender

3.2. FORMULAE FOR DISPOSAL OR LEASING OF STATE ASSETS AND INCOME GENERATING PROCUREMENT

3.2.1. POINTS AWARDED FOR PRICE

A maximum of 80 or 90 points is allocated for price on the following basis:

$$P_S = 80 \left(1 + \frac{Pt - P_{max}}{P_{max}} \right) \text{ or } P_S = 90 \left(1 + \frac{Pt - P_{max}}{P_{max}} \right)$$

Where

| | | |
|------|---|---|
| Ps | = | Points scored for price of tender under consideration |
| Pt | = | Price of tender under consideration |
| Pmax | = | Price of highest acceptable tender |

4. POINTS AWARDED FOR SPECIFIC GOALS

- 4.1. In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the tenderer will be allocated points based on the goals stated in table 1 below as may be supported by proof/ documentation stated in the conditions of this tender:
- 4.2. In cases where organs of state intend to use Regulation 3(2) of the Regulations, which states that, if it is unclear whether the 80/20 or 90/10 preference point system applies, an organ of state must, in the tender documents, stipulate in the case of—
- (a) an invitation for tender for income-generating contracts, that either the 80/20 or 90/10 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system; or
 - (b) any other invitation for tender, that either the 80/20 or 90/10 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system,
- then the organ of state must indicate the points allocated for specific goals for both the 90/10 and 80/20 preference point system.

Table 1: Specific goals for the tender and points claimed are indicated per the table below.

(Note to organs of state: Where either the 90/10 or 80/20 preference point system is applicable, corresponding points must also be indicated as such.)

Note to tenderers: The tenderer must indicate how they claim points for each preference point system.)

| The specific goals allocated points in terms of this tender | Number of points allocated (90/10 system) (To be completed by the organ of state) | Number of points allocated (80/20 system) (To be completed by the organ of state) | Number of points claimed (90/10 system) (To be completed by the tenderer) | Number of points claimed (80/20 system) (To be completed by the tenderer) |
|---|---|---|---|---|
| B-BBEE Status Level Contributor (Please see below Table 2) | | 10 | | |

| | | | | |
|---|--|----|--|--|
| The promotion of enterprises located in a specific province for work to be done or services to be rendered in that province | | 10 | | |
|---|--|----|--|--|

DECLARATION WITH REGARD TO COMPANY/FIRM

4.3. Name of company/firm.....

4.4. Company registration number:

4.5. TYPE OF COMPANY/ FIRM

- ☐ Partnership/Joint Venture / Consortium
- ☐ One-person business/sole propriety
- ☐ Close corporation
- ☐ Public Company
- ☐ Personal Liability Company
- ☐ (Pty) Limited
- ☐ Non-Profit Company
- ☐ State Owned Company

[TICK APPLICABLE BOX]

4.6. I, the undersigned, who is duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the specific goals as advised in the tender, qualifies the company/firm for the preference(s) shown and I acknowledge that:

- i) The information furnished is true and correct;
- ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 4.2, the contractor may be required to furnish documentary proof to the satisfaction of the organ of state that the claims are correct;
- iv) If the specific goals have been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the organ of state may, in addition to any other remedy it may have –
 - (a) disqualify the person from the tendering process;
 - (b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;

- (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
- (d) recommend that the tenderer or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and
- (e) forward the matter for criminal prosecution, if deemed necessary.

TABLE 2: B-BBEE Status Level Contribution

| B-BBEE Status Level of Contributor | Number of points (90/10 system) | Number of points (80/20 system) |
|---|--|--|
| 1 | 5 | 10 |
| 2 | 4 | 8 |
| 3 | 3 | 6 |
| 4 | 2 | 4 |
| 5 | 1 | 3 |
| 6 | 1 | 2 |
| 7 | 1 | 2 |
| 8 | 1 | 2 |
| Non-compliant contributor | 0 | 0 |

| | |
|--|--|
| <p>.....</p> <p>SIGNATURE(S) OF TENDERER(S)</p> | |
| SURNAME AND NAME: | |
| DATE: | |
| ADDRESS: | <p>.....</p> <p>.....</p> <p>.....</p> |

| |
|---|
| CERTIFICATE FOR MUNICIPAL SERVICES |
|---|

Information required in terms of the DR BEYERS NAUDE 's Supply Chain Management Policy, Clause 32 (2) (d).

Tender Number: BEY-SCM-535

Name of the Tenderer: _____

FURTHER DETAILS OF THE BIDDER/S: Proprietor / Director(s) / Partners, etc:

| Physical Business address of the Bidder | Municipal Account Number(s) |
|---|-----------------------------|
| | |
| | |
| | |
| | |

If there is not enough space for all the names, please attach the additional details to the Tender document.

| Name of Director / Member / Partner | Identity Number | Physical residential address of Director / Member / Partner | Municipal Account number(s) |
|-------------------------------------|-----------------|--|-----------------------------|
| | | | |
| | | | |
| | | | |

I, _____, the undersigned,

(full name in block letters)

certify that the information furnished on this declaration form is correct and that I/we have no undisputed commitments for municipal services towards a municipality or other service provider in respect of which payment is overdue for more than 30 days.

Signature

THUS DONE AND SIGNED for and on behalf of the Bidder / Contractor

at _____ on the _____ day of _____ 2025