

UMSOBOMVU MUNICIPALITY

REQUEST FOR PROPOSALS FOR THE LEASE OR PURCHASE AND DEVELOPMENT OF THE FOLLOWING MUNICIPAL PROPERTIES:

(Bidders to Note That This Is a Re-advertisement of Request Dated 8 July 2022, Notice 19/2022
That is Withdrawn).

NEW NOTICE NUMBER: 65/04/2023

The Umsobomvu Municipality have prime development properties in Colesberg adjacent to the N1. Colesberg is approximately halfway between Johannesburg/Pretoria and Cape Town. The N9/N10 branches off from the N1 at Colesberg to Port Elizabeth and the rest of the Eastern Cape. The municipality seeks proposals as part of its key objective "To Facilitate Economic Growth in the Municipal Area" & create opportunities of economic benefits for the region.

Bid No. 01/04/23: Property 1: Portion of Erf 675, Colesberg (Purchase Only)

The size of the property available for alienation is approximately 10 ha in extent. The site can be used for inter alia a service station, tyre industry, truck stop, transport business, warehousing or other type of business. Direct access to the N1 and N9/10 is possible via newly built off-ramps which provide easy access to and from the property. The property is not surveyed and should be rezoned according to the proposed business intended by the developer. The cost of transport, surveying, subdivision and rezoning of the property will be borne by the developer. Services (water, sewerage and electricity) are available in close proximity to the site which connection costs will be for the account of the developer. The coordinates to the development site are as follows: $30^{\circ} 43' 26.65'' S - 25^{\circ} 5' 1.02'' E$.

Bid No. 02/04/23: Property 2: Portion of Erf 675, Colesberg: 2 x 1 ha Sites (Lease only)

Two properties are available for rental and is approximately 1 ha in extent and are reserved for small business ventures. The sites can be used for inter alia a service station, tyre industry, transport business, warehousing or other type of business. Direct access to the N1 and N9/10 is possible via newly built off-ramps which provide easy access to and from the properties. The property is not surveyed and should be rezoned according to the proposed business intended by the developer. The cost of transport, surveying, subdivision and rezoning of the property will be borne by the developer. Services (water, sewerage and electricity) are available in close proximity to the sites. Connection costs will be for the account of the developer. The coordinates to the development sites are as follows: $30^{\circ} 43' 26.65'' S - 25^{\circ} 5' 1.02'' E$.

Bid No. 03/04/23: Property 3: Portion of Erf 675, Colesberg: Quarry (Lease Only)

The municipality has an existing quarry site available to lease for the production of aggregate for various uses. Direct access to the N1 and N9/10 is possible via newly built off-ramps which provide easy access to and from the property. A mining licence has been issued on the site for the operation and use as a quarry. Services (water, sewerage and electricity) are available in close proximity to the sites. Connection costs will be for the account of the developer. The coordinates to the development site are as follows: $30^{\circ} 43' 09.72'' S - 25^{\circ} 08' 10.2'' E$.

- (i) The lease will be based on a long-term lease contract.
- (ii) The successful Operator will have to apply for the transfer the mining licence with the relevant authorities.
- (iii) The successful operator will have to submit a business and rehabilitation plan.
- (iv) A proposal for a lease amount and royalties' payable on the monthly production output per ton, capped at a minimum per month must accompany the bid; or.
- (v) A lease amount per month plus a proposal for the supply of acceptable grades of aggregate for building and road construction (sizes to be specified) and crusher-run to the municipality F.O.R. Colesberg.

Bid No. 04/04/23: Property 4: Portion of Erf 1728, Colesberg (Lease only)

The municipality has a site available for the operation and use as a filling station, truck stop, warehousing, transport business or other types of businesses. The site can be leased from the municipality, or the applicant can opt to purchase the property. Direct access to the N1 is possible which provide easy access to and from the property. Services (water, sewerage and electricity) are available in close proximity to the site. Connection costs will be for the account of the developer. All costs for subdivision and rezoning the property will be for the account of the developer. The coordinates to the development site are as follows: $30^{\circ} 41' 59.14'' S - 25^{\circ} 07' 31.78'' E$.

Bid No. 05/04/23: Property 5: Portion of Erf 675, Colesberg: Old Caravan Park (Lease only)

The municipality has a site available that has previously been used as a caravan park. The site can be used for any type of business operation. Services (water, sewerage and electricity) are available in close proximity to the site. Connection costs will be for the account of the developer. In the event that the developer prefers to purchase the site, all costs to transfer, subdivision and rezoning the property will be for the account of the developer. The coordinates to the development site are as follows: **30° 42' 42,52" S - 25° 05' 4,44" E.**

Bid No. 06/04/23: Property 6: Portion of Erf 182, Portion 51: Noupoot Old Caravan Park (Lease only)

The municipality has a site available that has previously been used as a caravan park. The site can be used for inter alia a service station, tyre industry, truck stop, transport business, warehousing or other type of business. Direct access to the N9 is possible which provide easy access to and from the property. Services (water, sewerage and electricity) are available on the site. Connection costs will be for the account of the developer. In the event that the developer prefers to purchase the site, All costs for subdivision and rezoning, subdivision and rezoning the property will be for the account of the developer. The coordinates to the development site are as follows: **31° 10' 33" S - 24° 57' 44" E.**

Bid No. 07/04/23: Property 1: Remainder of Erf 675, Colesberg (Lease only)

The size of the remainder of this property is available for alienation in approximately 10 ha extent blocks in extent. The sites can be used for inter alia a service station, tyre industry, truck stop, transport business, warehousing or other type of business. Direct access to the N1 and N9/10 is possible via newly built offramps which provide easy access to and from the property. It is ideally suited for large scale developers wanting to do multiple and or mixed-use business or industrial development. This is ideally suited for green projects, logistics or cargo hubs, warehousing, Agri-processing, etc. The property is not surveyed and should be rezoned according to the proposed business intended by the developer. Development proposals must indicate the size requirements. The municipality will consider all proposals for Erf 675 in order to determine the best locations of proposals in terms of their development planning. All costs for subdivision and rezoning of the property will be borne by the developer. Services (water, sewerage and electricity) are available in close proximity to the site which connection costs will be for the account of the developer.

Please Note:

- Bidders that have previously submitted bids must re-submit new proposals.
- Bidders must indicate in the bid their preferences as to whether they prefer to buy or lease a property (where and option is indicated).
- No bid documents will be issued, and all relevant information must be included in the proposal: i.e. but not limited to a Company profile, Certificate of Incorporation, CV's of owner/s and key personnel, experience of similar operations, references, funding and the documents listed.
- Sealed bids, endorsed with the corresponding description must be placed in the Bid Box at the office of Umsobomvu Municipality, 21 A Church Street, COLESBERG. Postal and hand deliveries must reach Umsobomvu Municipality, Private Bag X 6, COLESBERG, 9795, not later than **12:00 on 23 June 2023**, after which the bids will be opened in public.
- Bids which are deposited late, incomplete, unsigned, not accompanied by the documents required or submitted per facsimile or electronically will not be considered.
- All bids will be adjudicated and awarded in terms of the Umsobomvu Supply Chain Management Policy, the Preferential Policy Framework Act 2000 (Act No.3 of 2022) and the regulations promulgated in terms of this Act.
- Bids are to hold good for a period of 120 (One Hundred and Twenty) days.
- A certification must be submitted that the bidder does not have undisputed commitments for municipal services or rates towards a municipality which is overdue more than 30 days.
- Certified evidence of BBBEE status issued by SANAS, IRBA or SANAS accredited agencies.
- Bidders must submit original tax clearance compliance status pin, printed from South African Revenue Service (SARS).
- Bidders must submit proof of registration on central supplier database (CSD).
- Council is not bound to accept the highest or any bid and reserves the right to accept any bid or part thereof, and to discuss proposals with selected bidders to ensure development synergy and the developmental objectives of council before entering into any agreement.

- Bids submitted by persons in the service of government (national, provincial, local or SOEs') will not be considered.
- Further specifications and or information can be obtained from the Acting Snr. Manager Corporate Services, at (051) 7530777.
- These bids are subject to the General Conditions of Contract (GCC) and, if applicable, any other Special Conditions of Contract.
- MBD 4, 6.1, 6.2, 7.1, 8 and 9, are obtainable from Umsobomvu Municipality or on the website (www.umsobomvumun.co.za), must be submitted with proposals, completed and signed.

EVALUATION OF BIDS IN TERMS OF THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK REGULATION, 2022:

Proposals will be evaluated according to the following criteria:

- Financial offer and Specific goals, (80/20 or 90/10) as shown on the table below.

THE SPECIFIC GOALS ALLOCATED POINTS IN TERMS OF UMSOBOMVU SCM POLICY	NUMBER OF POINTS ALLOCATED (90/10 SYSTEM)	NUMBER OF POINTS ALLOCATED (80/20 SYSTEM)
TOTAL		
50% HDI Goals	5	10
50% Domicile	5	10
TOTAL	10	20
ALLOCATION FOR DOMICILE		
Domiciled RSA	2	4
Domiciled Northern Cape	3	6
TOTAL	5	10

Mr. T.W Msengana
 Umsobomvu Municipality
 Private Bag X6
 COLESBERG
 9795

Date: 10/05/2023

Notice No.65/2023