

# **TENDER ADVERT FOR BID: RFP .../2025FY/JPC (JPC MBD 2)**

**CITY OF JOBURG PROPERTY COMPANY (SOC) LTD (REG. NO 2000/017147/07) (“JPC”), HEREBY INVITES INTERESTED PROPERTY OWNERS TO SUBMIT REQUEST FOR PROPOSALS FOR THE PROVISION OF OFFICE ACCOMMODATION AND PARKING FACILITIES FOR GROUP FINANCE, REGION F IN BRAAMFONTEIN, CITY OF JOHANNESBURG, IN TERMS OF A LEASE FOR A PERIOD OF 9 YEARS, 11 MONTHS**

<b>Bid Number</b>	<b>RFP .../2025Y/JPC</b>
<b>Bid Description</b>	<b>REQUEST FOR PROPOSALS FOR THE PROVISION OF OFFICE ACCOMMODATION AND PARKING FACILITIES FOR GROUP FINANCE REGION F IN THE BRAAMFONTEIN, CITY OF JOHANNESBURG, CITY OF JOHANNESBURG, IN TERMS OF A LEASE FOR A PERIOD OF 9 YEARS, 11 MONTHS</b>
<b>Compulsory Briefing Session Date</b>	No briefing session will be held.
<b>Document Availability Date</b>	<b>19 September 2025</b>
<b>Document Availability</b>	Document can be downloaded from E-tenders and the JPC website at no cost, via <a href="http://www.etenders.gov.za">www.etenders.gov.za</a> or <a href="http://www.jhbproperty.co.za">www.jhbproperty.co.za</a>
<b>Closing Date</b>	<b>20 October 2025</b> at 10h30 (Telkom time)
<b>Pre-qualification</b>	None
<b>Disqualification criteria</b>	<ul style="list-style-type: none"> <li>Only bid proposals with a minimum of 31 474 m<sup>2</sup> (Thirty-one thousand four hundred and seventy-four square metres) and a minimum of 772 Parking Bays including at least 6 disability parking bays clearly marked on site will be accepted (clearly marked floor plans must be attached).</li> <li>Minimum Grade B buildings will be accepted. (<b>Valid grading certificate as per SAPOA Guidelines, not older than 12 months to be provided</b>) <b>NOTE: Buildings with a Higher SAPOA Grading will be considered, provided that the rates are a minimum of “B” Grade building.</b></li> <li>Bid proposals outside the preferred locality in Region F, Johannesburg Braamfontein) will not be accepted.</li> <li><b>PROOF OF OWNERSHIP AND RIGHT TO LEASE THE PROPERTY TO BE PROVIDED FOR THE DURATION REQUIRED)</b></li> <li>Standby generator/Alternative power supply to power up entire building. Provide proof/confirmation, on a deposed affidavit confirming the following on the generator. The Generator will as a minimum, feed/power up: <ol style="list-style-type: none"> <li>All emergency lighting and systems in the building,</li> <li>Parking facilities,</li> <li>All elevators, and</li> <li>All electrical points in the leased premises.</li> <li>All Industrial refrigeration and systems</li> <li>Provide up to date service records of the generator.</li> </ol> <b>(WRITTEN CONFIRMATION FROM A CERTIFIED ENGINEER THAT SUCH POWER SUPPLY IS FULLY FUNCTIONAL AND OPERATIONAL TO BE PROVIDED. SUCH CONFIRMATION MUST NOT BE OLDER THAN 3 MONTHS)</b> </li> <li>Only buildings that have a Centralised or appropriate individual systems for Heating, Ventilating, and Air Conditioning (HVAC) system will be</li> </ul>

	<p>considered. <b>(CERTIFICATION BY A PROFESSIONAL HVAC ELECTRICIAN/ENGINEER, NOT OLDER THAN THREE MONTHS ON CONFIRMING THE HVAC SYSTEM MUST BE PROVIDED )</b></p> <p><b>NB: Failure to comply with any of the above requirements will result in the bid being disqualified.</b></p>
<p><b>Compliance Requirements before an award is made to the successful Bidder</b></p>	<ul style="list-style-type: none"> <li>○ Valid Tax Compliant Verification PIN number issued by SARS.</li> <li>○ Proof of registration of the Bidder as follows: <ul style="list-style-type: none"> <li>○ Natural persons- certified copy of ID document/ passport</li> <li>○ Partnership- copy of Partnership Agreement plus IDs of all partners</li> <li>○ Company- current CM29/COR 39</li> <li>○ Close Corporation- current copy (not older than three months) of CK1 and/or CK2C and/or COR 20.1</li> <li>○ Trust- letter of appointment from the Master of the High Court of SA and deed of trust</li> <li>○ JV/Consortium- JV/Consortium Agreement plus CIPC and/or ID documents of all JV/Consortium partners</li> </ul> </li> <li>○ JV/Consortium: A sworn Affidavit will also be acceptable</li> <li>○ Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the individual / Proof that acknowledgements or arrangements have been made to settle arrears / Valid Lease agreement / Affidavit stating why an up-to-date municipal account cannot be submitted.</li> <li>○ Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the Entity / Proof that acknowledgements or arrangements have been made to settle arrears Valid Lease agreement / Affidavit stating why an up-to-date municipal account cannot be submitted</li> <li>○ Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the Director (s) or Member (s) / Proof that acknowledgements or arrangements have been made to settle arrears /Valid Lease agreement / Affidavit stating why an up-to-date municipal account cannot be submitted</li> <li>○ Central Supplier Database (CSD) registration valid on tender closing date</li> <li>○ Company resolution.</li> <li>○ In the event the bidder is tendering as a Joint Venture/Consortium, all members of the JV/Consortium must submit all required documentation and a JV / Consortium agreement</li> </ul>

	<ul style="list-style-type: none"> <li>○ Tendered Building must meet all OHASA Statutory Requirements.</li> </ul> <hr/> <ul style="list-style-type: none"> <li>○ Proof of ownership of the property.</li> <li>○ Signature of the following documents; <ul style="list-style-type: none"> <li>○ Declaration of interest in MBD 4</li> <li>○ Declaration of the Bidder's Past Supply Chain Practices in MBD 8,</li> <li>○ Certificate of Independent Bid Determination in MBD 9, and</li> <li>○ Bidders Information in JPC MBD 7.1</li> </ul> </li> <li>○ If the entity or any of its Directors are listed on the National Treasury register of defaulters, the bidder will be disqualified.</li> <li>○ Submission of Public Interest Score (PIS) as per The Companies Act Regulations 26(2). The Public Score Calculation must be supported by the following: <ul style="list-style-type: none"> <li>○ Audited Annual Financial Statements indicating the latest three financial periods, OR</li> <li>○ Latest unaudited annual financial statement used for the calculation of the PIS.</li> </ul> </li> </ul> <p><b>NB: The following documents in respect of the office accommodation tendered must be submitted before the awarding of the bid</b></p> <ul style="list-style-type: none"> <li>● Certificate of occupancy (COO)</li> <li>● Comprehensive Indoor air quality monitoring report.</li> <li>● Comprehensive report on Lift maintenance (lift, escalator, and passenger conveyor regulation).</li> <li>● Confirmation that the building is compliant in terms of building regulations for persons with disabilities. (Access, ramps, well-maintained ablution facilities- accessible to physically challenged/disabled people).</li> <li>● Assessment and test report of servicing and functional sprinklers and fire detectors and firefighting equipment/system.</li> <li>● Evacuation floor plans and procedures.</li> <li>● A Fire Clearance Certificate from EMS</li> <li>● Electrical COC (An electrical COC to be provided prior to the signing of the lease if not supplied with this bid).</li> </ul> <ul style="list-style-type: none"> <li>● Bidders must submit air conditioner assessment report (floor by floor).  <b>(WRITTEN CONFIRMATION FROM A CERTIFIED ENGINEER THAT SUCH POWER SUPPLY IS FULLY FUNCTIONAL AND OPERATIONAL TO BE PROVIDED. SUCH CONFIRMATION MUST NOT BE OLDER THAN 3 MONTHS)</b></li> </ul>
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<b>Evaluation Criteria</b>	<p>The Value of this bid is expected to exceed R50 000 000 (all applicable taxes included) and therefore the 90/10 preference point system shall be applicable.</p> $P_s = 90 \left( 1 - \frac{P_{max} - P_t}{P_{max}} \right)$
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