

AMAJUBA DISTRICT MUNICIPALITY
INVITATION TO BID
RE-ADVERTISEMENT
BID No.: T2023/18

**AMAJUBA SPORTS COMPLEX EXPRESSION OF INTEREST FOR LEASING OF
AMAJUBA SPORTS COMPLEX FOR A PERIOD OF 360 MONTHS**

Amajuba District Municipality hereby invites interested partners to forward Expression of Interest for leasing of Amajuba Sports Complex property facilities situated at 112 Drakensberg Road, Barry Hertzog Park, Newcastle. This property is owned by Amajuba District Municipality. The leasing period is 360 months. Bidders must be registered on the Central Supplier Database.

The bid document will be emailed to the bidder upon producing proof of payment of a non-refundable fee of R500.00 per document. Cash Deposits/EFT must be made into the Amajuba District Municipality bank account: **Standard Bank Account N° 062156624** with the reference number **00000002317**. Bidders are required to email proof of payment, name of bidding company and its contact details before **15h00, 15 September 2023 to khethiwem@amajuba.gov.za**. Evaluations will be done on bid companies that submitted their proof of payment before the closing date and time **15 September 2023**. NB: This bid will be evaluated on price in terms of the 90/10 preference point system as prescribed in the Preferential Procurement Policy Framework Act and Preferential Procurement Regulations of 2022 wherein 90 points are for price and 10 points are for specific goals.

The specific goals allocated points in terms of this tender	Number of points allocated (80/20 system)	Verification documents
HDI Points: 1. No Franchise before 1993 2. Gender = Female 3. Disability =	2 2 1	1. Business registration certificate 2. ID copy/CSD report 3. Medical certificate
The promotion of enterprises located in KwaZulu-Natal for work to be done or services to be rendered in the Province of KwaZulu-Natal	5	Municipal accounts not older than 90 days Lease agreement and affidavit if you are leasing Affidavit if you are residing in rural areas
TOTAL POINTS CLAIMED	10	

A Compulsory Clarification Meeting with representatives of the Employer will take place as follows:

Date : Friday, 15 September 2023

Time : 10h00

Venue : Amajuba Sport Complex, 112 Drakensberg Road, Barry Hertzog, Newcastle. The Compulsory Site Visit will follow immediately after the Compulsory Clarification Meeting.

The enclosed forms must be scrutinized, completed and submitted together with your bid. The tender validity period is 90 days after tender closing date.

Bidders are required to submit original tax clearance certificates or Tax Compliance Status Pin or CSD number. Completed bid documents in sealed envelopes endorsed "**Bid No. T2023/18 AMAJUBA SPORTS COMPLEX EXPRESSION OF INTEREST**" must be deposited in the Municipality's tender box located in the reception of the

Amajuba District Municipality on or before the closing date, whereby bids will be opened in public. Bids that are not sealed and numbered will not be considered. Late bids will not be considered. Amajuba DM reserves the right not to award the lowest or any bid.

Technical enquiries must be directed to Phindile Mthembu on 034 329 7200 or by email

phindilemt@amajuba.gov.za and SCM enquiries must be directed to **Sabelo Zulu** on 034 329 7200 or by email: sabeloz@amajuba.gov.za.

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Closing date: Monday, 02 October 2023 at 12h00 noon

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**MR P.M MANQELE
MUNICIPAL MANAGER**





TERMS OF REFERENCES FOR AMAJUBA SPORTS COMPLEX EXPRESSION OF INTEREST

1. INVITATION OF EXPRESSION OF INTEREST

- 1.1 Amajuba District Municipality hereby invites interested People and entities who have interests in utilizing the facilities for in sports and recreation purposes only to forward Expression of Interest for leasing Amajuba Sports Complex property facilities situated at 112 Drakensburg Road, Barry Hertzog Park, Newcastle. This property is owned by Amajuba District Municipality.
- 1.2 ADM reserves the right not to accept the lowest / highest Expression of Interest or any Expression of Interest bid in part or in whole.
- 1.3 Expression of Interest documents submitted by Organisations must be signed by a person or persons duly authorised thereto by a resolution of a Board of Directors, a copy of the resolution, duly certified must be submitted with the Expression of Interest document.
- 1.4 Interested parties shall prepare for a possible presentation should ADM require such and the Interested Parties shall be notified thereof no later than 5 (five) calendar days before the actual presentation date.
- 1.5 Interested Parties hereby agree that the offer shall remain binding upon them and receptive for acceptance by ADM during the validity period indicated and calculated from the closing hour and date of the Expression of Interest. This Expression of Interest and its acceptance shall be subject to the terms and conditions contained in this Expression of Interest document.
- 1.6 Interested Party confirms that he/she has satisfied himself/herself as to the correctness and validity of his/her Expression of Interest documents, that the proposal submitted cover all the item(s) specified in the Expression of Interest documents and that the financial plans cover all his/her obligations under a resulting contract and that he/she accepts that any mistakes regarding financial plans and calculations will be at his/her risk.
- 1.7 Interested Parties hereby accept full responsibility for the proper execution and fulfilment of all obligations and conditions devolving on him/her under this agreement as the Principal(s) liable for the due fulfilment of this contract.
- 1.8 Failure to comply with any of the conditions as set out above will lead to disqualification of Expression of Interest.

2. EXPRESSION OF INTEREST DOCUMENT

- 2.1 Expression of Interest document must cover the following items mentioned hereunder:
- 2.1.1. The cover page must clearly indicate the Expression of Interest facility number, Expression of Interest description and the interested party's name
- 2.1.2 Indication of the interested party organization structure and why you are best placed to be a partner in this project.
- 2.1.3 If a Consortium, Joint Venture or Subcontractor, the documents mentioned above (in 2.1.1 to 2.1.3) must be submitted for each Consortium / JV member or subcontractor.

3. BACKGROUND INFORMATION

- 3.1 ADM is the owner of Amajuba Sports Complex. ADM wishes to utilize this property for the benefit of the community while partnering with interested parties.
- 3.2 Amajuba Sports Complex has a variety of facilities that can be used to serve the needs of Amajuba District, Provincial and National community.

The following is the list of facilities available for Expression of Interest:

NO.	FACILITY	EQUIPMENT	WORK TO BE DONE FOR FACILITY
1	Casino Hall	Nil.	Repair electrical wiring for lights.
2	Bar Downstairs	Nil.	Repair electrical wiring, resuscitation of bar equipments, painting and replacement of carpet.
3	Bar Upstairs	Nil.	Repair electrical wiring, resuscitation of bar equipments, painting and replacement of carpet.
3	Kitchen	Nil.	Repair electrical wiring, resuscitation of kitchen equipments, painting and replacement window glasses.
4	Lapa, parking and braai area	Nil.	Requires repairs to ablution blocks, electrical infrastructure and cleaning of parking facility and braai area before occupation.
5	Kiosk	Nil.	Minor resuscitation and repairs to leaking roof.
6	Put Put Court	Nil.	Requires resuscitation as per requirement of the court.
8	6 x Tennis Courts	Nil.	Require removal of trees, resuscitation as per requirement of the courts and fencing.

The following is the list of facilities currently in use:

NO.	FACILITY	CURRENT USAGE
1	Conference Hall	For Public Hire.
2	Church Hall	For Public Hire.
3	Bowling Court	Occupied by Bowling Club.
4	Squash Court	Occupied by Squash Club.

- 3.3 The objective of ADM is to partner with interested partners who will enter into lease agreement with ADM to refurbish, upgrade, maintain and utilize under lease the facilities mentioned above at their own cost on which the rental agreement must ensure that there is return on this investment in line with ADM's vision while paying monthly rent to the municipality as per lease agreement

4. OBJECTIVES AND SCOPE OF WORK

- 4.1 Repairs of facility where necessary
- 4.2 Upgrade of facility where necessary
- 4.3 Operating facility under lease agreement
- 4.4 Maintenance of facility
- 4.5 Facility is mainly and its objective is for Sports and recreation only

5. PROJECT TIMELINES

Interested Parties must be in a position to start immediately after the lease agreement has been concluded.

6. SUBLETTING

The successful Interested Parties shall not sublet any facility to any third party without the prior written consent of ADM.

7. DURATION

The initial lease agreement will be for a maximum of 30 years and thereafter it can be reviewed for further years when necessary.

Interested Parties are requested to include the proposed duration on the offer guided by the duration that will enable them to receive return on their investment to the project.

8. SUBMISSION OF EXPRESSION OF INTEREST

- 8.1 Expression of Interest received by telegram, email, fax or similar methods will not be considered.
- 8.2 Interested Parties are responsible for all the costs of preparation and submission of Expression of Interest document.
- 8.3 Original Tax clearance must be included in the Expression of Interest document.
- 8.4 Copy/s of professional bodies or organization your organization is affiliated into; must be attached and submitted with the Expression of Interest document.

9. SPECIAL CONDITIONS

9.1 The return-on-investment agreement's legal costs must be paid by successful bidders.

9.2 The Amajuba Sports Complex comprised of two portions, the portion which was used as the casino building which comprise of the main building as well as the Conference Hall and the portion which was used as Iscor Club which comprise of sports fields.

9.3 This expression of interest is for leasing the portion which was used as the casino which comprise of the main building and Conference Hall.

9.4 Compulsory upfront security deposit of R50 000 for this bid must be paid to Amajuba District Municipality account and proof of deposit must be submitted with the bid document. This deposit will be recovered from monthly rental for successful bidders. The deposit will be refunded for unsuccessful bidders.

9.5 Bidders must attend a compulsory tender briefing and inspection of property meeting.

10. EVALUATION CRITERIA

This Expression of Interest will be evaluated in terms of 90/10 preference point system as prescribed in the Preferential Procurement Policy Framework Act (No 5 of 2000).

11. BID PRICE (RENTAL)

The bid price will be evaluated in terms of lease monthly rental offer after renovations have been completed. The below table should be completed for price comparison with escalation after every 10 Years.

A. MONTHLY RENTAL (FOR AMAJUBA SPORT COMPLEX)			
RATES (RANDS)	YEAR 2		TOTAL RENT YEAR 2
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 3		TOTAL RENT YEAR 3
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 4		TOTAL RENT YEAR 4
FIXED MONTHLY RENTAL	R		R.
RATES (RANDS)	YEAR 5		TOTAL RENT YEAR 5
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 6		TOTAL RENT YEAR 6
FIXED MONTHLY RENT	R		R.

RATES (RANDS)	YEAR 7		TOTAL RENT YEAR 7
FIXED MONTHLY RENTAL	R		R.
RATES (RANDS)	YEAR 8		TOTAL RENT YEAR 8
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 9		TOTAL RENT YEAR 9
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 10		TOTAL RENT YEAR 10
FIXED MONTHLY RENT	R		R.
		SUBTOTAL (YEAR 1 TO 10)	R
TOTAL RENT FOR (YEAR 1 TO YEAR 10)			

B. MONTHLY RENTAL (FOR AMAJUBA SPORT COMPLEX)

RATES (RANDS)	YEAR 11		TOTAL RENT YEAR 11
FIXED MONTHLY RENTAL	R.		R.
RATES (RANDS)	YEAR 12		TOTAL RENT YEAR 12
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 13		TOTAL RENT YEAR 13
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 14		TOTAL RENT YEAR 14
FIXED MONTHLY RENTAL	R		R.
RATES (RANDS)	YEAR 15		TOTAL RENT YEAR 15
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 16		TOTAL RENT YEAR 16
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 17		TOTAL RENT YEAR 17
FIXED MONTHLY RENTAL	R		R.
RATES (RANDS)	YEAR 18		TOTAL RENT YEAR 18
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 19		TOTAL RENT YEAR 19
FIXED MONTHLY RENT	R		R.

RATES (RANDS)	YEAR 20		TOTAL RENT YEAR 20
FIXED MONTHLY RENT	R		R.
		SUBTOTAL (YEAR 11 TO 20)	R
TOTAL RENT FOR (YEAR 11 TO YEAR 20)			

C. MONTHLY RENTAL (FOR AMAJUBA SPORT COMPLEX)			
RATES (RANDS)	YEAR 21		TOTAL RENT YEAR 21
FIXED MONTHLY RENTAL	R.		R.
RATES (RANDS)	YEAR 22		TOTAL RENT YEAR 22
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 23		TOTAL RENT YEAR 23
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 24		TOTAL RENT YEAR 24
FIXED MONTHLY RENTAL	R		R.
RATES (RANDS)	YEAR 25		TOTAL RENT YEAR 25
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 26		TOTAL RENT YEAR 26
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 27		TOTAL RENT YEAR 27
FIXED MONTHLY RENTAL	R		R.
RATES (RANDS)	YEAR 28		TOTAL RENT YEAR 28
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 29		TOTAL RENT YEAR 29
FIXED MONTHLY RENT	R		R.
RATES (RANDS)	YEAR 30		TOTAL RENT YEAR 30
FIXED MONTHLY RENT	R		R.
		SUBTOTAL (YEAR 21 TO 30)	R
TOTAL RENT FOR (YEAR 21 TO YEAR 30)			

TOTAL RENT AS PER MBD 1 FOR (YEAR 1 TO YEAR 30) SUBTOTALS A,B, C	
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12. RETURNABLE DOCUMENTS

- All MBD) documents included must be completed and signed
- Central supplier Database (CSD) registration number.
- Business registration Certificate
- Supporting documents for specific goals
- Attached municipal rates and taxes or municipal charges to the municipality municipal entity, or to any other municipality / municipal entity, that is not older than 3 months.

Terms of Reference Approved by

**MR PM MANQELE
MUNICIPAL MANAGER**