

**AMAJUBA DISTRICT MUNICIPALITY  
INVITATION TO BID**

**BID No.: T2023/13**

**AMAJUBA SPORTS COMPLEX EXPRESSION OF INTEREST FOR LEASING OF  
AMAJUBA SPORTS COMPLEX FOR A PERIOD OF 120 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 120 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 **202313**. Bidders are required to email proof of payment, name of bidding company and its contact details before **12h00, 23 June 2023 to [khethiwem@amajuba.gov.za](mailto:khethiwem@amajuba.gov.za)**. Evaluations will be done on bid companies that submitted their proof of payment before the closing date and time **23 June 2023**. NB: This bid will be evaluated on price in terms of the 80/20 preference point system as prescribed in the Preferential Procurement Policy Framework Act and Preferential Procurement Regulations of 2022 wherein 80 points are for price and 20 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 =	5 3 2	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
The promotion of enterprises located in Amajuba district within the KwaZulu-Natal Province for work to be done or service to be rendered in that particular district	2	Municipal accounts not older than 90 days Lease agreement and affidavit if you are leasing Affidavit if you are residing in rural areas
The promotion of enterprises located in a specific municipal area within KwaZulu-Natal Province for work to be done or service to be rendered to the particular municipality	3	Municipal accounts not older than 90 days Lease agreement and affidavit if you are leasing Affidavit if you are residing in rural areas
<b>TOTAL POINTS CLAIMED</b>	<b>20</b>	

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

**Date : Friday, 23 June 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. T2023/13 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](mailto:phindilemt@amajuba.gov.za) and SCM enquiries must be directed to **Sabelo Zulu** on 034 329 7200 or by email:

[sabeloz@amajuba.gov.za](mailto:sabeloz@amajuba.gov.za).

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**Closing date: Friday, 07 July 2023 at 12h00 noon**

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**MR P.M MANQELE  
ACTING MUNICIPAL MANAGER**





## TERMS OF REFERENCE FOR AMAJUBA SPORTS COMPLEX EXPRESSION OF INTEREST

### 1. INVITATION OF EXPRESSION OF INTEREST

- 1.1 Amajuba District Municipality hereby invites interested partners 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 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 which 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. **NB:** Presentations will be invited based on top five bids in terms of Preference points scores.
- 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	Sportsfield Parking at gate 3 & 4	Nil.	Requires maintenance of grass cutting on an ongoing basis.
6	Kiosk	Nil.	Minor resuscitation and repairs to leaking roof.
7	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.
9	Athletic Tracks	Nil.	Requires resuscitation and repairs to change rooms.
10	Rugby Field	Nil.	Requires resuscitation and repairs to change rooms.
11	Soccer Field	Nil.	Requires resuscitation and repairs to change rooms.
12	Basketball Court	Nil.	Requires complete refurbishment.

The following is the list of facilities currently in use:

NO.	FACILITY	CURRENT USAGE
1	Conference Hall	For Public Hire.
2	Ingwe Room	For Public Hire.
3	Church Hall	For Public Hire.
4	Bowling Court	Occupied by Bowling Club.
5	Squash Court	Occupied by Squash Club.
6	Sports field Parking at gate 5	Occupied by Driving School.

3.3 The objective of ADM is to partner with interested partners who will enter into lease agreement with ADM to repair, upgrade, maintain and 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.

#### **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

#### **5. PROJECT TIMELINES**

Interested Parties must be in a position to start immediately after the lease agreement has been concluded. The partners are expected to finalise renovations within twelve months of appointment.

#### **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 is subject to Municipal Finance Management Act which is maximum of 36 months and thereafter it can be reviewed for further years.

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 certificates 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. BID PRICE (RENTAL)**

The bid price will be evaluated in terms of lease rental offer after renovations have been completed. The below table should be completed for price comparison.

<b>A. MONTHLY RENTAL (AMAJUBA SPORT COMPLEX)</b>			
<b>RATES (RANDS)</b>	<b>YEAR1</b>	<b>12 MONTHS RENT</b>	<b>TOTAL YEAR 1</b>
FIXED MONTHLY RENTAL	R	R	R
<b>RATES (RANDS)</b>	<b>YEAR 2</b>	<b>12 MONTHS RENT</b>	<b>TOTAL YEAR 2</b>
FIXED MONTHLY RENT	R	R	R
<b>RATES (RANDS)</b>	<b>YEAR3</b>	<b>12 MONTHS RENT</b>	<b>TOTAL YEAR 3</b>
FIXED MONTHLY RENT	R	R	R
		<b>SUBTOTAL (YEAR 1 TO 3)</b>	<b>R</b>
<b>TOTAL RENT AS PER MBD 1 FOR (YEAR1 TO YEAR 3)</b>			

**10. EVALUATION CRITERIA**

This bid will be evaluated on price in terms of the 80/20 preference point system as prescribed in the Preferential Procurement Policy Framework and Preferential Procurement Regulations of 2022 where 80/20 points system will be applied wherein 80 points are for price and 20 for specific goals.

**11. RETURNABLE DOCUMENTS**

- All MBD documents must be completed and signed,
- 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.
- Supporting documents for Functionality evaluation and Specific goals

**Terms of Reference Approved by**

**MR PM MANQELE  
MUNICIPAL MANAGER**