



DESCRIPTION

REFERENCE: PROPOSAL, PROVISION OF STUDENT ACCOMMODATION

A shortage of student accommodation is identified within Phuthaditjhaba. It is within the above-mentioned context that this call for proposals is issued. The request for proposals seeks to attract a pool of eligible and experienced developers within the industry that meets its requirements of designing and constructing student accommodation. The premises for development (a PTO) is situated in Phuthaditjhaba (114.3 hectares).

For a proposal to be valid, the following mandatory information must be submitted:

- Pre-liminary construction drawings (not detailed) showing layout plan and elevation drawings of the proposed new development. At a minimum, indicative street elevations and 3Ds to be included as part of the site development plan.
- A detailed project proposal that must include project design, overall site plan, building design, unit characteristics, financial mode, and management plan.
- A detailed CV of the parties as well as the professional team to be included. This information must include particulars of past projects undertaken and be able to demonstrate the developer and professional team's ability to undertake a project of this magnitude.
- All proposals must clearly deal with the site constraints, the availability of build services and the provision thereof, including water and electricity.
- The project proposals will be determined in terms of capital as well as life cycle costs. Proposals must clearly indicate measures to reduce life cycle costs.
- Developers must illustrate their capacity and commitment to comply with the National Building Regulations, the Maluti-A-Phofung by-laws.
- Developers must illustrate their capacity and commitment to comply with Health and Safety regulations, and certificates of compliance from relevant authority must be obtained for the following services, fire safety, prevention and detection mechanisms and procedures, electricity and gas installations, security systems, catering facilities and ablution areas and sanitation.
- Information about company profile, previous experience, management experience to project of similar nature, financial capabilities of the developer, and disclosure about any legal claims against them including the source of such claims, their amount, and status
- Certified company documents relating to the entity; Certified copies of Identity Documents (ID's) of all the members/directors; Valid tax clearance pin
- Latest audited financial statements (not older than six months) and a cash flow for at least twelve months (signed, approved and stamped by the accountant) of the developer must be attached. If the financial statements are not available, the applicant should submit bank statements for six months accompanied by an income and expense statement; Next of kin for each member/director's
- Credit references (two) must correspond with credit references mentioned in the application form; Proof of residential address of all members/directors.

- Lease agreement / latest invoice from landlord – if the entity is currently leasing premises.
- **Resolution if more than one member.**
- **Business plan (optional); BBBEE minimum level 2.**
- **Rental offer per month for the facility and annual escalation and/or percentage of turnover rental offered.**
- **Quantum of Capital Investment committed by the applicant.**
- The applicant should note: should the bid be awarded, the applicant will be responsible for fire equipment, insurance, security and general upkeep of the premises. Monthly rates and taxes, as well as any municipal charges applicable to the premises will be for the account of the applicant and the recovery thereof from the tenants (monthly proof of payment will be required from the applicant).

Please indicate your firm's value proposition and indicate what sets you apart. The proposal must include:

- How the bidder will ensure that FDC gets the best deal out of the transaction.
- Outline the bidder's approach including the work-plan.
- Outline the bidder quality control procedures.
- How the bidder will maintain efficient communication with the client.

Pre-qualification criteria:

- Pre-liminary construction drawings (not detailed) showing layout plan and elevation drawings of the proposed new development.
- Responsive to local demand: favourable market study demonstrating the need for the said development in that area (feasibility study)

Post-qualification criteria:

- Town planning documentation signed off and approved by the relevant professionals and statutory body: township establishment/rezoning/site development plan and building plans.
- Project time line indicating the milestone completion dates for each work trade.
- Geotech investigation report.

Short listing criteria:

- Demonstrated competency with regard to design and constructions of student residences.
- Organizational capabilities of the team.
- Prior experience of the developer (strong experience in the design, construction and operations of student residences, proven ability to implement projects of this size and nature.
- Financial capacity of the developer as this is a turn-key project and requires huge investment from the developer.
- The overall cost of the proposal.
- Management personnel, conditions and other aspects of the management plan.
- Preliminary scope of project, preliminary project schedule.
- Any other terms, conditions, or assumptions identified or proposed by the developer.

The documentation should be hand delivered in a sealed envelope marked for the attention of Mr T Taka, on or before **27/11/2023** at FDC offices situated at 33 Kellner Street, corner of Markgraaff Streets, Westdene, Bloemfontein.

CONTACT PERSON	EXPIRY DATE
<p>Mr Edgar Kgaile Email: Edgar@fdc.co.za / tefo@fdc.co.za Phone: (051) 400 1500</p> <p>Request for FDC application forms can be done via email to burnadette@fdc.co.za</p>	<p>COMPLETED PROPOSAL: DOCUMENTS MUST BE HAND DELIVERED IN SEALED ENVELOPE CLEARLY MARKED: PROPOSAL FOR LEASING MAKENENG SHOPPING CENTRE BEFORE OR NOT LATER THAN 27/11/2023 AT 12H00.</p>

Interest parties should Note the Following proposal Conditions:

- The FDC has no contractual obligation to accept any proposal received. Responses received will not give rise to any contractual agreement.
- All enquiries regarding this proposal must be in writing and may be directed to tefo@fdc.co.za
- No telegraphic, facsimiled or e-mail submissions will be accepted. No late submission shall be accepted. FDC shall not be held liable for any costs that may arise as a result of responding to this proposal. The FDC reserves the right to make decisions in the best interest of the FDC.

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