

REQUEST FOR PROPOSAL (RFP)

LEASE OF VACANT RESIDENTIAL ZONED SITE FOR THE DEVELOPMENT OF SOCIAL HOUSING UNITS

The **East London Industrial Development Zone SOC Ltd** is the operator of the East London Industrial Development Zone (ELIDZ), an entity which exists to help manufacturers to become globally competitive through the development and efficient management of a modern, purpose built industrial location, which offers investing industries a streamlined business environment enhanced by a range of supporting services. The zone is already operational and currently houses a number of manufacturers that supply products for the local and international markets.

The ELIDZ invites accredited Social Housing Institutions (SHI's) to respond to a Request for Proposal (RFP) to lease of Vacant Residential Zoned Site for the Development of Social Housing Units situated on: Erf 60844 East London IDZ, the site is serviced and is measuring approximately 7.2481 ha. The successful bidder will then source funding, from both Social Housing Regulatory Authority (SHRA) and the Provincial Human Settlements Department, build and manage the built units for 30 years.

Tender Reference No.	Tender Description / Name	Closing Date / Time
RFP: SHS/PM/04/2016	Lease of Vacant Residential Zoned Site for the Development of Social Housing Units situated on: Erf 60844 East London IDZ to an accredited SHI to source funds, develop housing units, and manage them for 30 years	26 July 2016 at 12h00

BRIEFING MEETING:

Note: A compulsory Briefing session with representatives of the Employer will take place at **East London IDZ Head Office Auditorium on (Monday 04 July 2016) starting at 10h00. Participants arriving more than 15 minutes late from start time will not be allowed to attend the meeting.**

SCOPE OF WORK:

The ELIDZ invites accredited Social Housing Institutions (SHI's) to respond to a Request for Proposal (RFP) to lease of Vacant Residential Zoned Site for the Development of Social Housing Units situated on: Erf 60844 East London IDZ, the site is serviced and is measuring approximately 7.2481 ha. The successful bidder will then source funding, from both Social Housing Regulatory Authority (SHRA) and the provincial Human Settlements Department, build and manage the built units for 30 years.

PHASE 1

- Enter into a suspensive lease agreement with the ELIDZ from inception of lease agreement till the commencement of development period
- No rates amount will be payable during the development period, rates will be payable from commencement of the lease and when the land has been encumbered by the buildings
- Respond to an Expression of Interest (EOI) issued by the SHRA and if invited to apply. Subsequently apply to both SHRA and the Eastern Cape Provincial Human Settlement for the Restructuring Capital Grant and the top up subsidy respectively.

PHASE 2

- If successful with the above, build the social housing units in accordance with the approved plans and SHRA guidelines.
- Manage the period of development of the social housing units
- Manage the built units in accordance with SHRA guidelines and regulations.
- Lease land for a period of 30 years

BID CONDITIONS:

- Tenderers are required to submit a Valid SARS Tax Clearance Certificate with their tender or SARS PIN number
- Tenderers should submit a valid original or certified B-BBEE certification. Companies with annual turnover less than R10 million to submit an accountant or SARS letter confirming turnover.
- Tenderers are required to complete and sign the ELIDZ Procurement Handbook
- Tenderers to provide certified copy of Company Registration Certificate
- Tenderers to provide Letter of Good Standing from Compensation Commissioner
- Tenderers must submit technical and financial proposals in two separate envelopes clearly marked **"Envelope A - Technical Proposal"** and **"Envelope B – Financial Proposal"**. Then the financial proposal will only be opened should the technical proposal be found to be acceptable.
- Non-signed "Form of Offer" the financial proposal in "Envelope B" submission will result in the disqualification of the tender.
- Inclusion of Price Offer and/ or any other price related details in "Envelope A-Technical Proposal" will result in the disqualification of the tender.
- The successful Tenderer will be required to have sufficient and competent staff available to commence full time operations in accordance with the contract with effect from the Commencement Date, failing which the contract will be awarded to the next most preferred Tender.
- Tenderers are required to submit proof of accreditation by the Social Housing Regulatory Authority (SHRA)
- Tenderers are required to submit a Completed Quick Scan C (Financial Viability) of this project
- Tenders should be registered on CSD database of Treasury

EVALUATION:

The evaluation will be guided by the East London Industrial Development Zone procurement policy. Points will be awarded on the basis of functionality and Price.

All tenders with functionality less than 70% of the total functional requirements will not be considered for the next stage of tender evaluation.

TENDER DOCUMENT & SUBMISSION:

The RFP document will be available for collection from **27 June 2016, 08h00 to 16:30 from the reception area of the ELIDZ's Head offices, East London Industrial Development Zone Head Office Building, Lower Chester Road, Sunnyridge, East London**, upon payment of a non-refundable cash deposit of R250.00.

The tender must be placed in a sealed envelope marked "Confidential" with the name/address of submitting company and the tender reference number. It must be deposited in the tender box marked **"RFP: SHS/PM/04/2016"** in ELIDZ Reception Area.

ELIDZ will not be responsible for tenders placed in an incorrect tender box. No late tenders will be accepted. Only original tenders will be accepted. Telegraphic, telephonic, telex, facsimile and e-mail tenders will not be accepted.

TENDER ENQUIRIES:

Queries relating to this tender may be addressed to:
Ms A Mgwaza, Tel: (043) 702 8200, email: anathi@elidz.co.za

