



East London IDZ

Provision of a Manufacturing Facility in Zone 1A

Tender No: EB/ASP2/03/18/Z1A

EB/ASP2/02/18/Z1A

02 August 2018



Tender Briefing Session Agenda

- **Overview of the East London IDZ**
 - Who is the East London IDZ
- **Tender Overview and General Information**
 - Professional Team
 - Scope of Work
 - Technical Considerations
- **Procurement Guidelines**
 - Tendering Process
 - Compliance Criteria
 - Adjudication Structures
 - Handling of Questions
- **Question and Answer Session**



East London IDZ

Overview of East London IDZ

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Who is the East London IDZ?

- The **East London IDZ** is 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 company is owned by the **provincial** Department of Economic Development, Environment Affairs and Tourism (DEDEAT) and the Buffalo City Metropolitan Municipality (BCMM).
- The organisation is governed by a **board of directors - representatives of key stakeholders** that are integral to the successful functioning of the organization.



East London IDZ

Tender Overview and General Information

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02 August 2018

Ms N. Boya



Service Providers appointed for each category as follows:

EB/ASP2/03/18/Z1A

Professional Discipline in the Built Environment (also as defined by PROCSA Agreement)	Consultant Names and Joint Ventures
• Architects and Principal Agents:	• Instika Architects
• Quantity Surveyors	• Pulana Baxter & Associates
• Civil Engineers	• Calculus Engineering
• Structural Engineers	• Juan Delport Engineering
• Project Managers	• KCS Consulting
• Electrical Engineers	• Evans Consulting Engineers
• Mechanical Engineers	• Evans Consulting Engineers

Scope of work

EB/ASP2/03/18/Z1A

- **The Scope Of This Tender Includes The Following:**

The East London IDZ is looking to appoint a suitably qualified and competent building contractor for the provision of a manufacturing facility in Zone 1A of the ELIDZ.

The project entails approx. **60000m²** earthworks platform including cut and fill and approx. **33000m²** industrial building area including linkage to a shared fire booster supply.

The project will consist of:

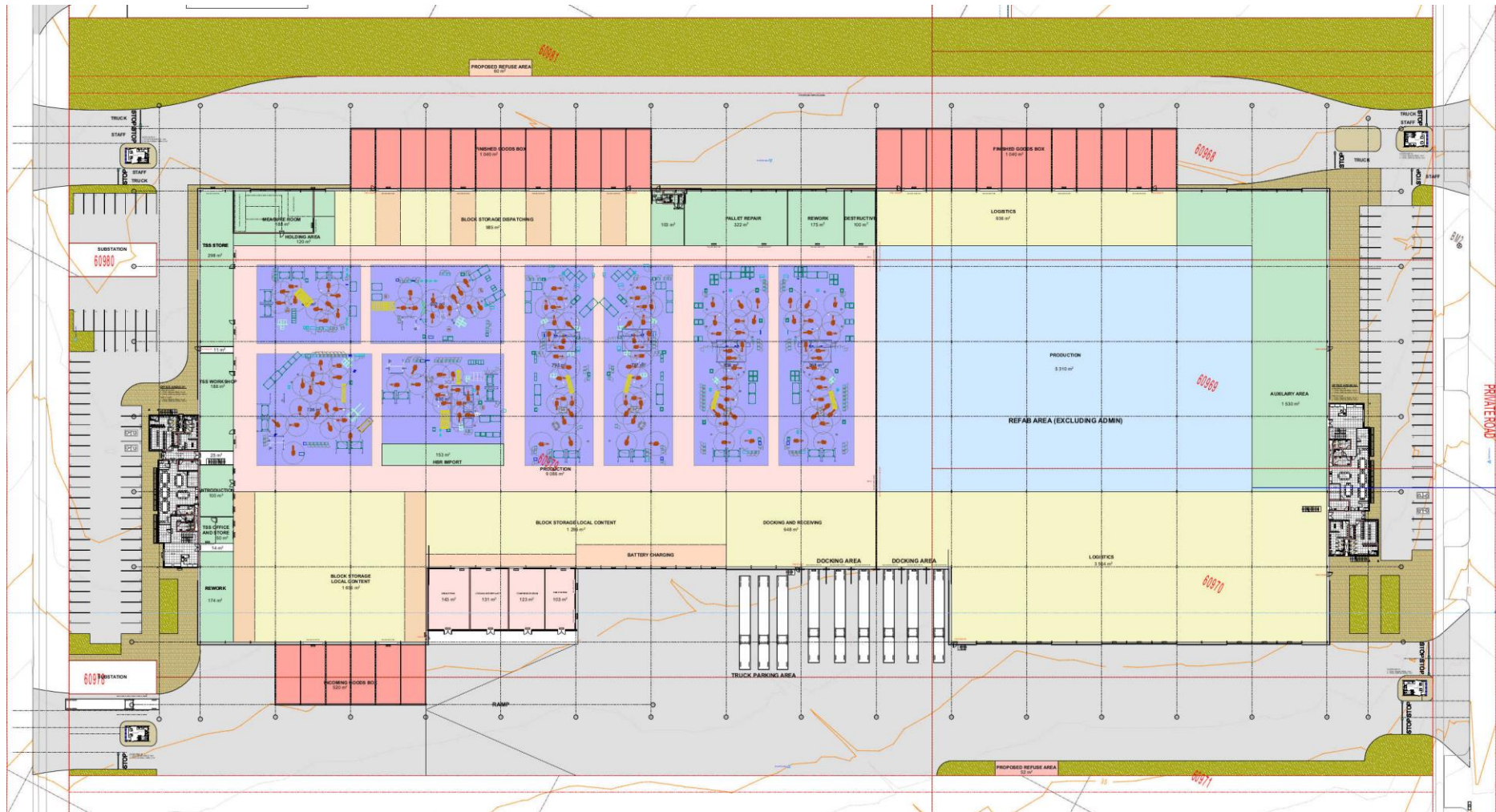
- Attached office blocks on the East and West facades
- Site infrastructure (roads, storm water, sewer, landscaping and electricity)
- Concrete to floors and hardstand
- Structural steel work and cladding
- General building works

Proposed Project Programme

EB/ASP2/03/18/Z1A

Tender Advert	20 July 2018
Site Clarification Meeting	02 August 2018
Tender closing	21 August 2018
Tender Award	05 October 2018
Sectional Completion	01 July 2019 (HOP)
	01 July 2019 (REFAB)
Anticipated project completion	30 October 2019

Ground Floor Plan – EB/ASP2/03/18/Z1A

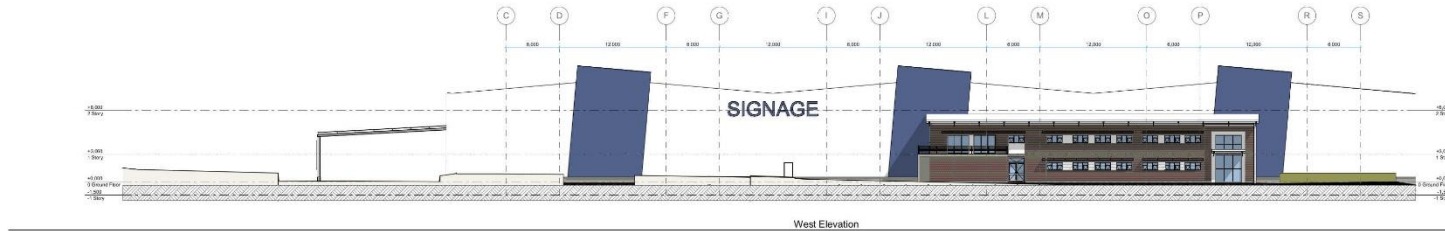


Elevations - EB/ASP2/03/18/Z1A



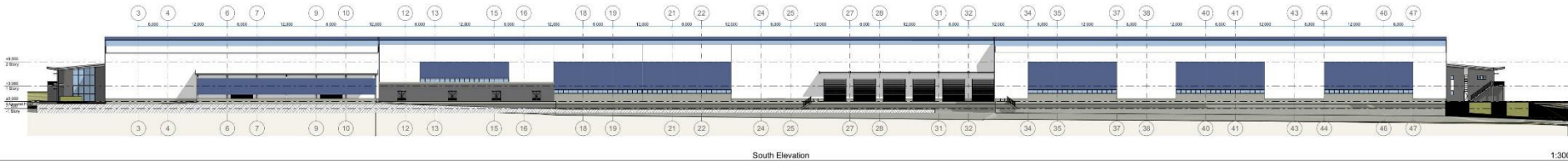
East Elevation

1:200



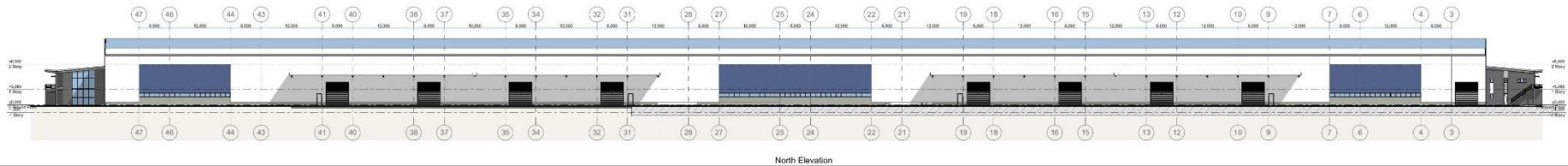
West Elevation

1:200



South Elevation

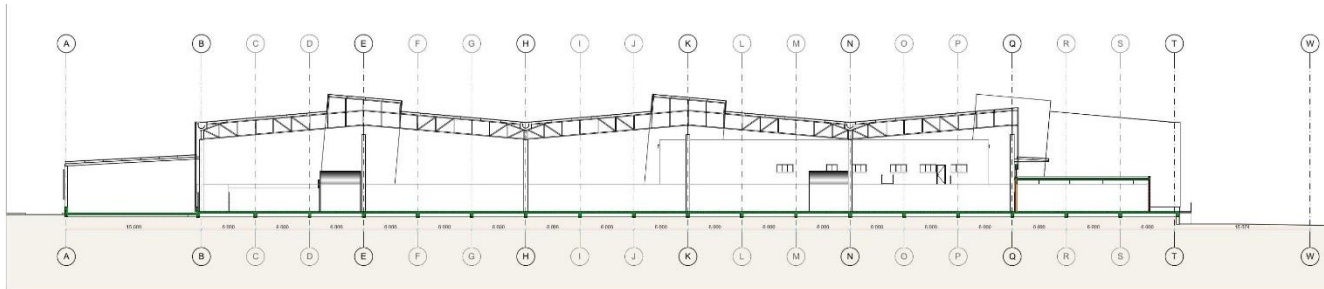
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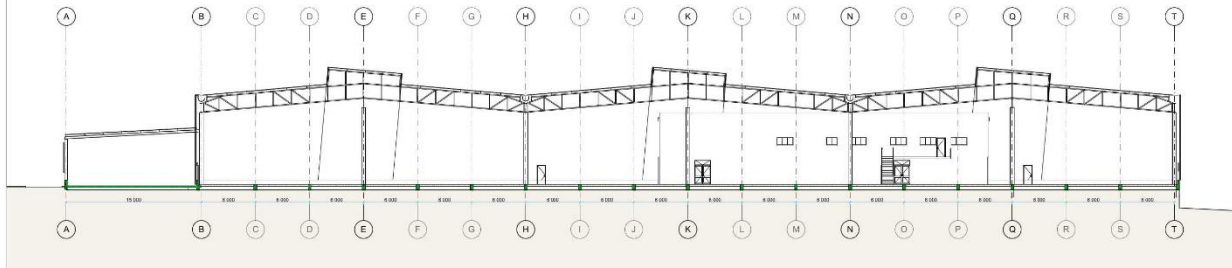
North Elevation

1:300

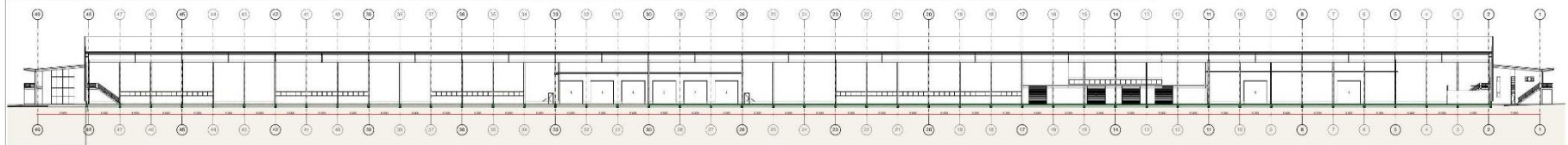
Sections - EB/ASP2/03/18/Z1A



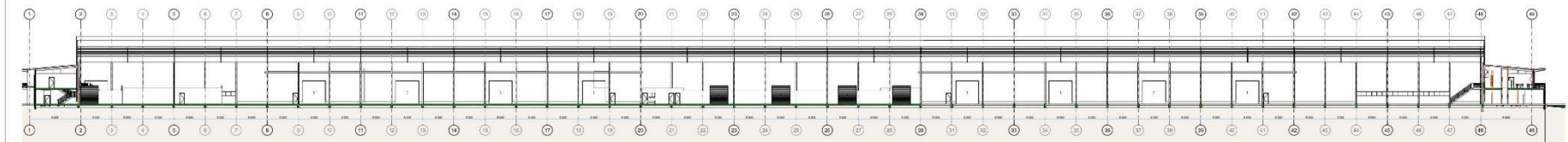
S-01 Building Section 1:200



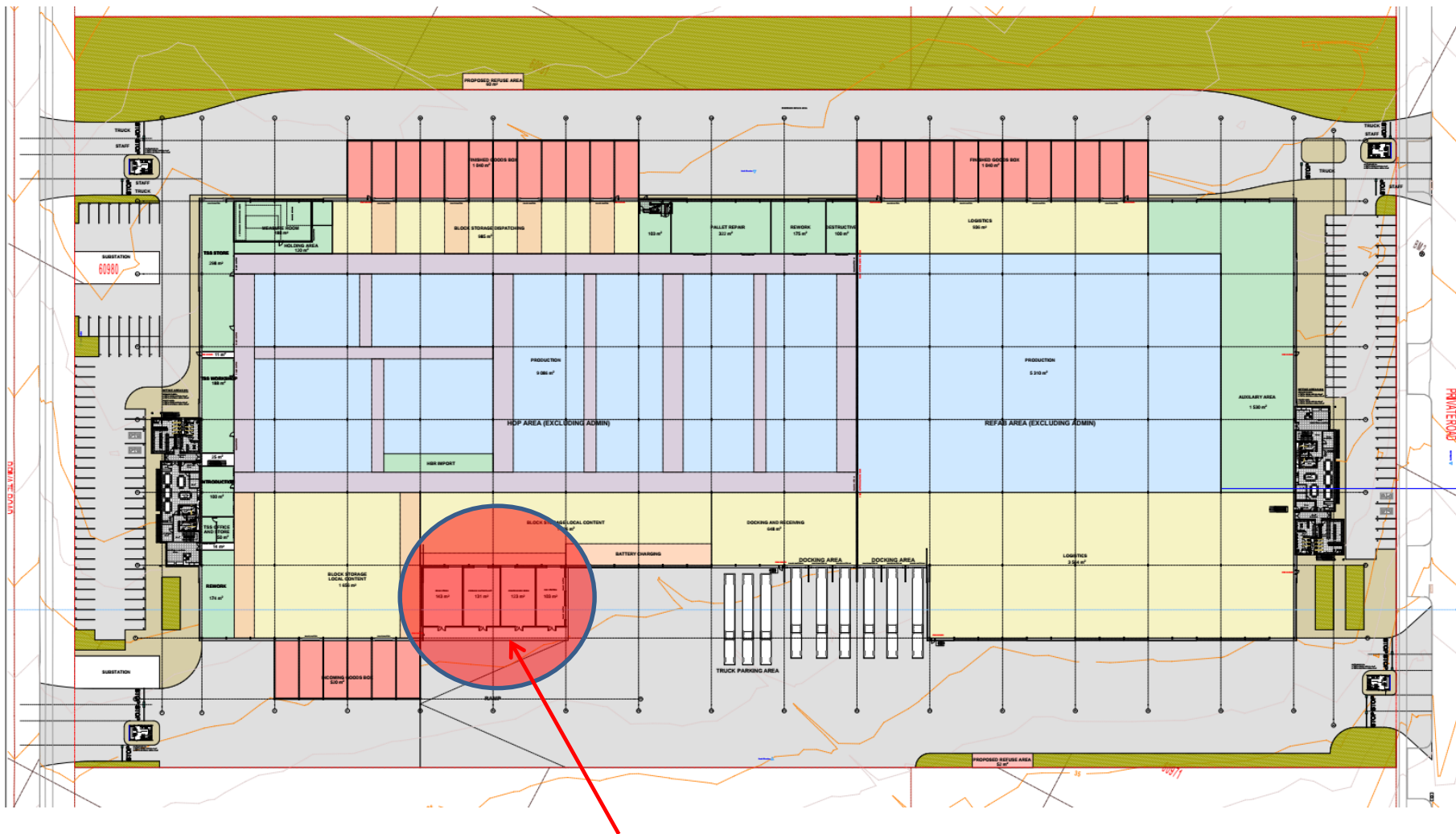
S-02 Building Section 1:200



S-03 Building Section 1:300



S-04 Building Section 1:300



Early Access
9 April 2019

Service Providers appointed for each category as follows:

EB/ASP2/02/18/Z1A

Professional Discipline in the Built Environment (also as defined by PROCSA Agreement)	Consultant Names and Joint Ventures
• Architects and Principal Agents:	• Instika Architects
• Quantity Surveyors:	• Pulana Baxter & Associates
• Civil Engineers:	• BVI Border (Pty) Ltd
• Structural Engineers	• Juan Delport Engineering
• Project Managers:	• KCS Consulting
• Electrical Engineers :	• Element 2030 (Pty) Ltd
• Mechanical Engineers:	• Element 2030 (Pty) Ltd

Scope of work

EB/ASP2/02/18/Z1A

- **The Scope Of This Tender Includes The Following:**

The East London IDZ is looking to appoint a suitably qualified and competent building contractor for the provision of a manufacturing facility for TI Automotive in Zone 1A of the ELIDZ.

The project entails approx. **32400m²** earthworks platform including cut and fill and a **12004m²** industrial building area with an attached double storey office block of approx. **1853m²**.

The project will consist of:

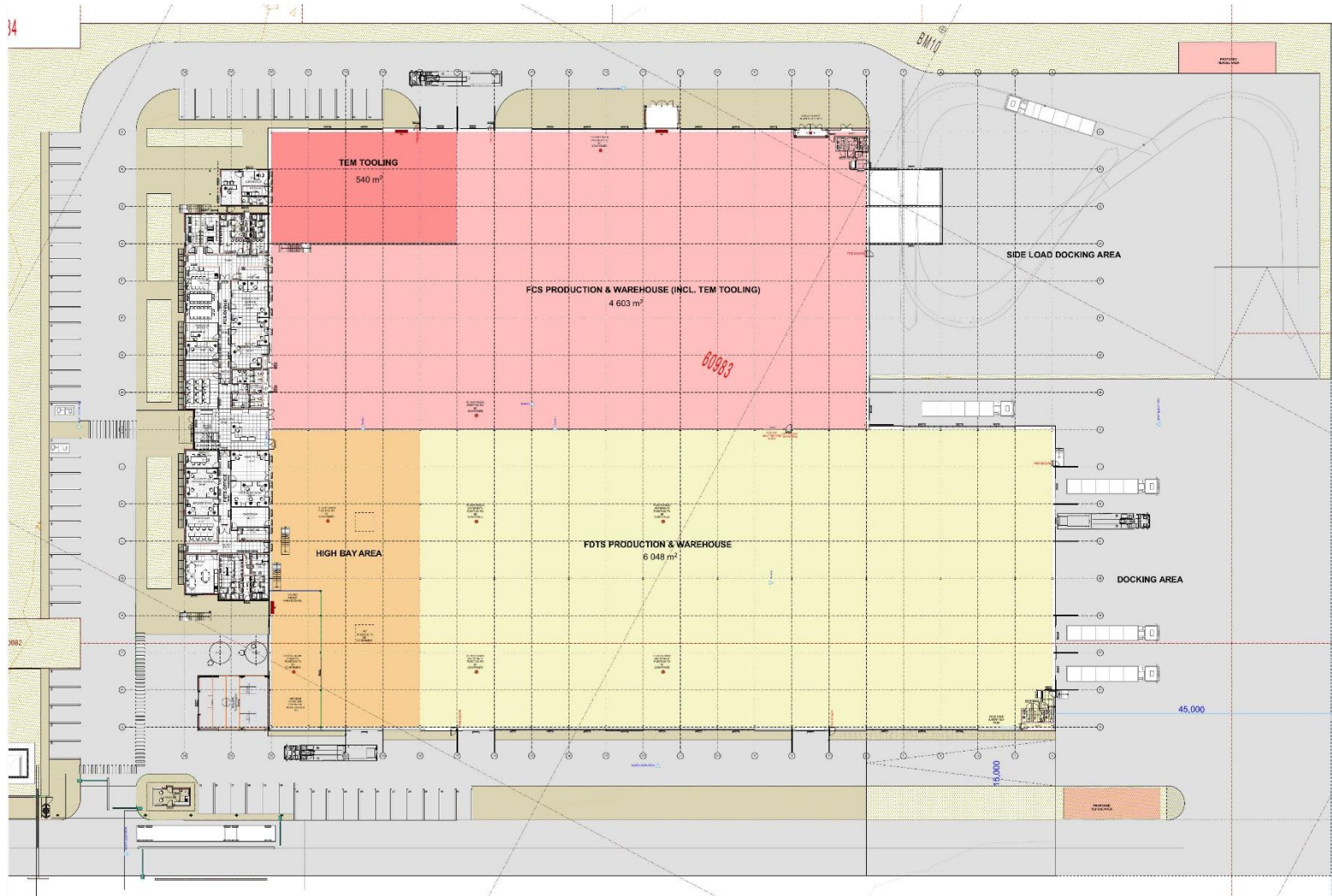
- Site infrastructure (roads, storm water, sewer, landscaping and electricity)
- Concrete to floors and hardstand
- Structural steel work and cladding
- General building works
- Reallocation of existing services where applicable

Proposed Project Programme

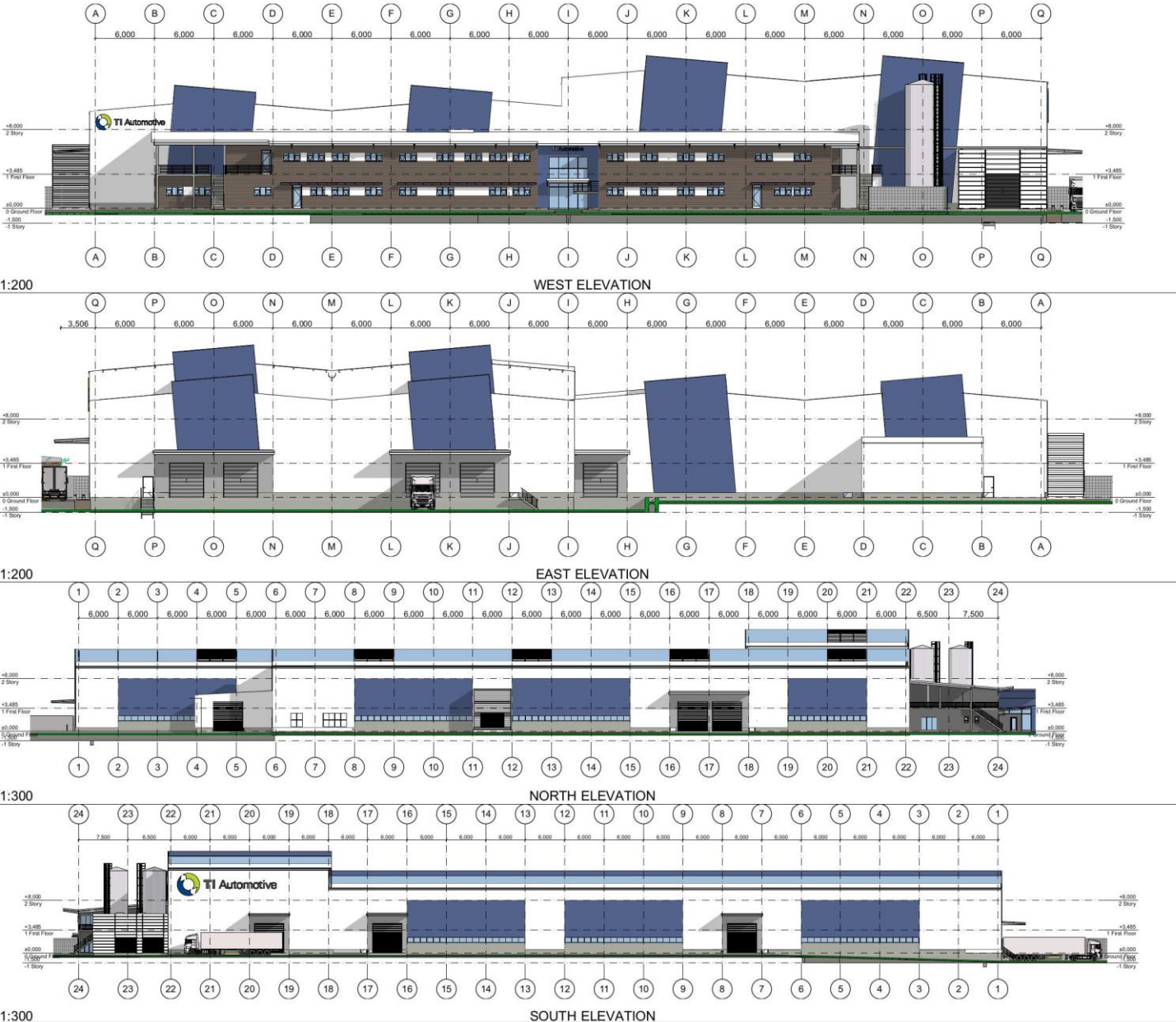
EB/ASP2/02/18/Z1A

Tender Advert	20 July 2018
Site Clarification Meeting	02 August 2018
Tender closing	21 August 2018
Tender Award	05 October 2018
Sectional Completion	15 July 2019 (FTDS Sectional Handover)
Anticipated project completion	01 October 2019

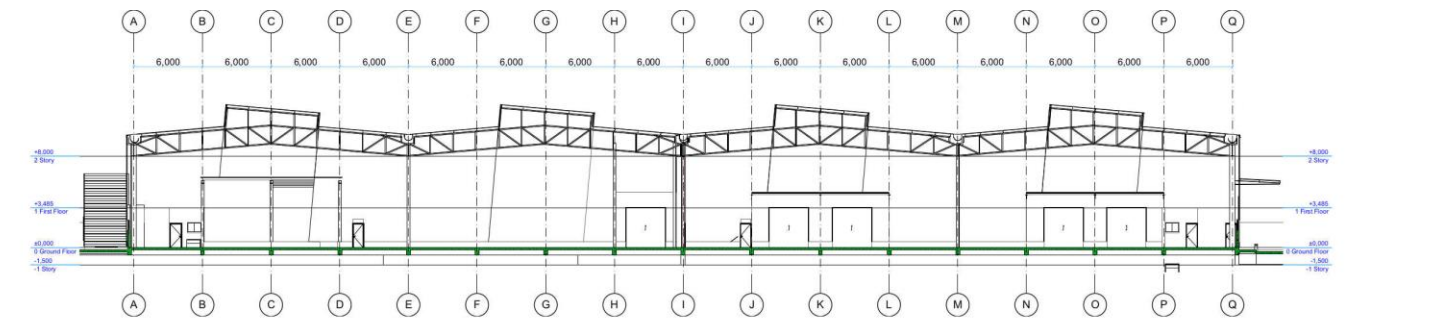
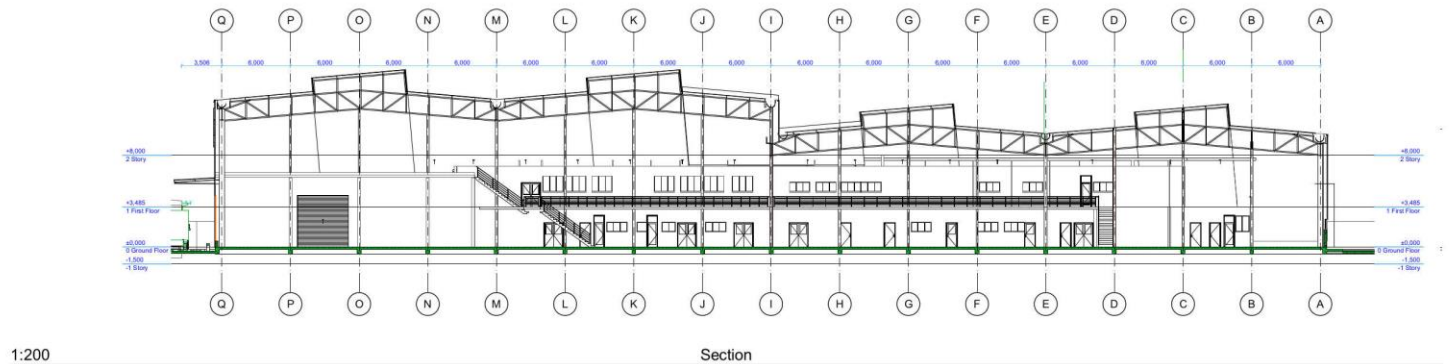
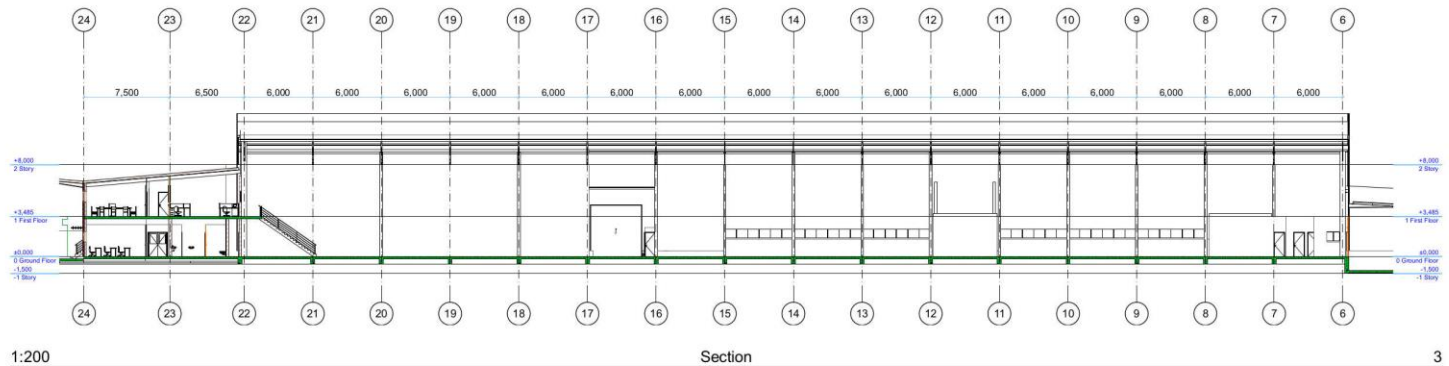
Floor Plan – EB/ASP2/02/18/Z1A



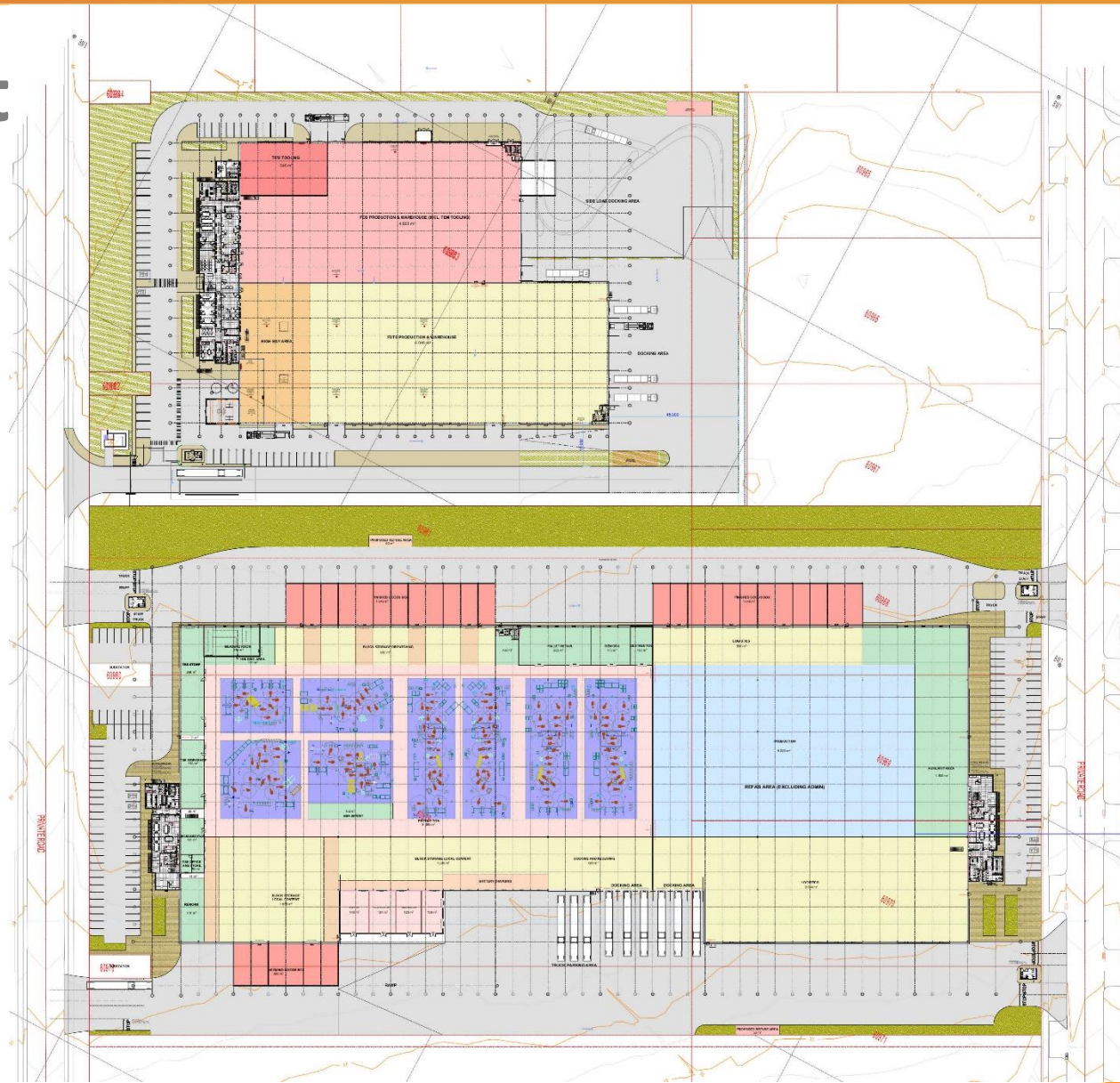
Elevations – EB/ASP2/02/18/Z1A



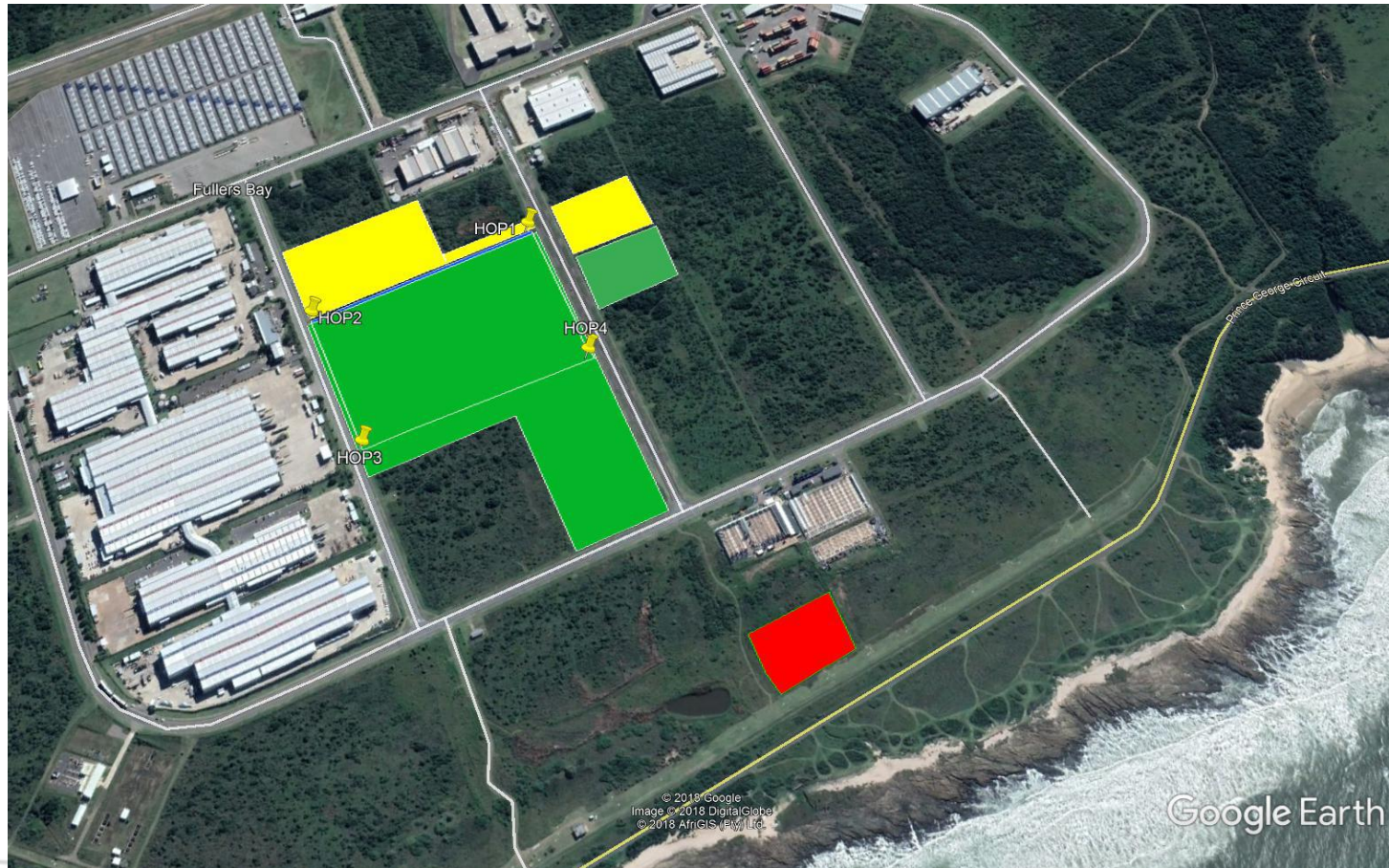
Sections – EB/ASP2/02/18/Z1A



Site layout



Site Layout - logistics



Technical Considerations

- The Conditions of Contract are clauses 1 to 42 of the JBCC series 2000 Principal Building Agreement (Edition 5 of July 2007)
- An approved surety of 10% of the contract value will be required
- ELIDZ will provide Contractors All Risks for this contract
- Tenderers will be required to provide proof of insurance cover for theft and malicious damage
- The contractor will be liable for any insurance excess on claims which may occur relating to construction activities
- Penalties for late completion will be enforced on Successful Tenderer (see tender documents)
- Tenderers are required to have a CIDB grading of **9GB**
- 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 Tenderer
- Evaluation Criteria
 - Functionality – **75%** (All tenders with functionality less than **75%** of the total functional requirements will not be considered further.)

Technical Considerations cont.

Summary of Functionality Criteria

Details	Item Max. Points
Criteria 1. Approach	40
1.1. Construction Program Draft a Detailed Construction Programme (MS Projects) relevant to the Scope of Work. The Programme must demonstrate the Tenderer's approach and allocation of resources to achieve activities with timeframes.	20
1.2. Methodology and Execution Strategy Tenderer demonstrates the ability to implement the Construction Programme and have a work implementation strategy assigned to the respective tasks for the optimisation of resources and activities:	20
Criteria 2. Tenderer's Expertise and Resources	35
2.1. Management Organogram and Key Staff	
2.1.1 Provide an adequately resourced project organogram with supporting CV's and qualifications:	10
2.1.2. Contract (Project) Director (10 years minimum experience)	5
2.1.3 Site Agent (7 years minimum experience, professional project management registration required):	5
2.2. Schedule of Construction Plant If Tenderer has the necessary Construction Plant available to execute the works:	5
2.3. Relevant Experience 2 points to a maximum of 10 points can be scored for each confirmed similar project in progress or carried out in the past 5 years.	10
Criteria 3. Health ,Safety and Environment	10
OHS and CEMP performance:	10
Criteria 4. Financial Standing	5
4.1. Current Financial Rating of Applicant	5
Criteria 5. Local Operational Office	10
5.1 Local Operation Office	10
	Maximum Points
TOTAL EVALUATION SCORE FOR FUNCTIONALITY	100



East London IDZ

Procurement Guidelines

Design and Construction of a Manufacturing Facility

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: EB/ASP2/02/18/Z1A

Ms Anathi Mgwaza
02 August 2018



Tendering Process

- Procurement Policy
- Two-Envelope Method
- Tender document completion guidelines are as follows:
 - Fill in the contract details on the front of the envelope and Bidders details on the back – for both envelopes
 - Submit Envelope A: Technical Proposal Separately (this included in Volume 1 of 2 and Volume 2 of 2)
 - Submit Envelope B: Financial Proposal Separately
 - Inclusion of price offer and/or any other price related details in “Envelope A – Technical Proposal” will result in the disqualification of the tender.
- **Preference Points 90/10**
 - Price 90
 - B-BBEE 10

Compliance Criteria

- Submission of the B-BBEE Certificate by an Accredited Verification Agency
- Turnover < R10m
- Submission of Valid SARS Compliance (PIN/Tax Clearance)
- Submission of Letter of Good standing
- CIDB Grade **9GB**
- Signed 100% Local Content Declaration (Steel & steel components)
- Successful bidder must sub-contract a minimum of 30% of contract value to SMMEs within BCMM area
- Disclosure of Interests
- Price Schedule (figures vs. words & signatures)
- Non-signed “Form of Offer”
- **Joint Venture Submission**
 - JV Document Submissions (e.g. Tax Clearance, B-BBEE Certificates, etc.)
 - JV Participation Split (%) Agreement
- **Tax Clearances & Business Registration Documents**
- **Queries & Tender Box Locations**

Adjudication Structures

1. Evaluation of Tenders (Adjudication Structures)

Internal Evaluation Committee conducts tender evaluations
(may invite experts from the professional team)

Adjudication: *based on financial delegations*

Adjudicating Structures

- Procurement Committee
- Finance & Tender Committee of the Board
- Board of Directors

2. Award

- Letter of Appointment

Handling of Questions after Briefing Session

- Questions relating to the Tender will be accepted until **17h00** on **09 August 2018**
- All questions will be noted, responded to via email and circulated to all respondents before **14h00** on **10 August 2018**
- **Please ensure that you sign the attendance register and provide a clear and valid email address**
- All questions must be submitted to:
 - Ms Anathi Mgwaza
 - Email: anathi@elidz.co.za



East London IDZ

Question and Answer Session

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