

**Transnet Rail Infrastructure Manager**

Commercial  
21 Wellington Road,  
Parktown,  
Johannesburg, 2193

**PROPERTY LEASE BID EVALUATION RESPONSE**

Dear Secretariat,

Kindly find bid evaluation response as follows:

**1. General information**

Item	Information	Annexure in RFP Response Documents
RFP Number responding to		Annexure F
Location (Facility Name/Functional location code)		Annexure F
Lease tenure applying for (years)	years	Annexure F

**2. Experience and Track Record**

Measure	Value provided (in relevant unit of measure)	Annexure in RFP Response Documents	Reference relevant section in bid response (where relevant)
<b>Relevant Experience</b>			
Expertise and experience (years) in the development, leasing, operation and management of either stations, transport interchanges, commercial precincts, retail centres, office parks, mixed-use developments or any business infrastructure assets.	(Years)		
Number of facilities operated or developed	Value		

### 3. Safety, Health, Environment & Risk

Measure	Annexure in RFP Response Documents
<ul style="list-style-type: none"> <li>Occupational Health and Safety Management Plan</li> </ul>	

### 4. Financial Capacity

Measure	Response Documents	Annexure in RFP Response Documents	Reference relevant section in bid response (where relevant)
<p><b>Proof of Funding</b> Proof of funding relating to investment</p> <ol style="list-style-type: none"> <li>Letter from Financial Institution.</li> <li>If self-funded, audited Company financials or unaudited financials reviewed and signed by chartered accountant (SA) or equivalent.</li> </ol>	<ol style="list-style-type: none"> <li>Official Letter from funding institution.</li> <li> <ol style="list-style-type: none"> <li>1 year audited financial statements &amp; letter from the bank to support investment</li> <li>A chartered accountant (SA) or equivalent should review and sign financial statements for companies that are not required to be audited</li> </ol> </li> </ol>		
<ol style="list-style-type: none"> <li>Profitability EBITDA</li> <li>Solvency Ratio (norm is 1:1 -total assets divided by total liabilities)</li> <li>Current Ratio (norm is 2:1 – current assets divided by current liabilities)</li> </ol>	Financials Statements supporting calculations		

### 5. Business Case

Measure	Response Documents	Annexure in RFP Response Documents	Reference relevant section in bid response (where relevant)

<p><b>Operational Model</b> Bidder to provide a high-level operational model demonstrating how the station assets will be developed, activated and managed/operated</p>	<p>Complete document and annexures covering the operating model as per RFP. Requirements.</p>	<p>Annexure L</p>	
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<b>Security</b> <ul style="list-style-type: none"> <li>• Security Management Plan</li> <li>• Emergency and Response Plan</li> </ul>	Detail plan as listed in Annexure ... of RFP		
<b>Project Schedule</b> Bidders are required to provide a high-level implementation plan covering refurbishment / development, construction and leasing plan of each station asset. Providing clearly outline project schedule.	High Level project plan.		
<b>Station Investment.</b> <ol style="list-style-type: none"> <li>1. Investment plan for Station immovable assets               <ol style="list-style-type: none"> <li>a. Refurbishment and upgrade of station buildings (retail, offices, warehouse etc.)</li> <li>b. Building services upgrades (ablution facilities, lighting, utilities)</li> <li>c. Precinct upgrades (paving, landscaping, signage etc.)</li> <li>d. Security infrastructure upgrades (fencing, access control, CCTV, guard houses)</li> </ol> </li> <li>2. Projected Asset value at end of lease tenure</li> <li>3. Compliance upgrades (fire safety, accessibility statutory requirement)</li> </ol>	<ol style="list-style-type: none"> <li>1. Rand Value of Investment</li> <li>2. Rand Value of Asset.</li> </ol>	<ol style="list-style-type: none"> <li>1. Annexure F2B</li> <li>2. Annexure F2B</li> <li>3. Annexure F2B</li> </ol>	

## 6. Rental Acceptance

Measure	Value provided (Rand)	Annexure in RFP Response Documents
Acceptance of TRIM Market related rental. Bidders may offer above market related rental. (Refer Section 3 of RFP document)	Rental per month.	Annexure F.

**7. Company Structure (Forms Part of Price/Preference Evaluation)**

<b>Measure</b>	<b>Value provided (in relevant unit of measure)</b>	<b>Annexure in RFP Response Documents</b>
<p><b>Job Creation</b> Jobs created for Citizens, Black People (including Black Women, Black Youth and PWD) and Citizens from Local Communities.</p>	<p>A. No. of Jobs in category _____ B. Total Staff Compliment _____ C. A/B % _____</p>	
<p><b>Company Ownership</b> Ownership by Black People (including Black Women, Black Youth and PWD), in the Company.  Ownership by Local Communities in the company.</p>	<p>A. % of Black People ownership in Company _____  B. % of local community ownership in Company _____</p>	
<p><b>Management Control</b> Which focuses on the involvement of Black People (in particular Black Women, Black Youth and PWD) in board directorship, Executive Management, and Senior Management.</p>	<p>A. Total number of Jobs in the category of Board directorship, Executive Management, and Senior Management _____ B. Total number of Jobs allocated to Black Women, Black Youth and PWD in this category _____ C. B/A % _____</p>	
<p><b>Skills Development</b> Which focuses on the contributions made by the Company to improve the skills of Employees, local learners at higher education institutions (Black Women, Black Youth and PWD).</p>	<p>% spend of Turnover _____</p>	
<p><b>Enterprise and Supplier Development:</b> Which focuses on the contribution by the bidding company towards buying goods and services from local SMMEs and company's plans to supplier development and enterprise development initiatives intended to assist and accelerate growth and sustainability of enterprises owned by Black Women, Youth and PWD</p>	<p>% spend of Turnover _____</p>	

Kind regards,

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**Name:**  
**Position / Title:**  
**Company:**  
**Date:**