

## ADDENDUM NO. 1

**Date: 26 MAY 2023**

The following information is furnished in addition to matters contained in the tender documents issued in respect of the Disposal of Carlton Centre Complex.

### 1. **Extended Site walk details:**

The site walk visit is scheduled for Tuesday, 30 May 2023 at 11h00 am for about 3 hours.

The Service Providers are required to book a slot via email on [CarltonCentreDisposal@transnet.net](mailto:CarltonCentreDisposal@transnet.net), with a maximum of 3 personnel(s) from each Company.

Also, all attendees must have their own PPE (i.e. safety boots, hard hat, mask and reflectors).

### 2. **Additional Technical Drawings / Plans:**

Annexure C – Lease Schedule

Annexure D – Carlton floor plans for all buildings

### 3. **Clarifications:**

- 3.1 Transnet monthly rates and taxes paid for the Carlton Precinct – **R1,956,812.25**
- 3.2 Tenant log or Lease schedule – **Annexure C**
- 3.3 Drawings and Schematics for the precinct – **Annexure D**
- 3.4 Maintenance logs and life cycle stage of all service equipment – **Part maintenance records are available for operational lifts and escalators for periods where they were under a maintenance contract.**
- 3.5 Number of parking bays – **3,842 includes both Carlton and Sky Rink**
- 3.6 Number of escalators – **34**
- 3.7 Number of lifts in the precinct – **55**
- 3.8 Number of plants room and the life cycle stages – **3 in the office tower and main plant room, 1 at the hotel, 1 in the Sky Rink, 1 at Woolworths, 2 on Service level. Sky Rink plant was installed brand new in 2016**

### 4. **Functionality & Technical Evaluation Criteria:**

#### **Step TWO: Test for Substantive Responsiveness to RFP:**

<b>6.2 STEP TWO: Test for Substantive Responsiveness to RFP</b>	
The test for substantive responsiveness to this RFP will include the following:	
<b>Check for substantive responsiveness</b>	<b>RFP Reference</b>
<ul style="list-style-type: none"> <li>Whether any general and legislation qualification criteria set by Transnet, have been met</li> </ul>	All sections including: Section 2 paragraphs, 2.2, 6, 11.2, General Bid Conditions clause 20
<ul style="list-style-type: none"> <li>Verify the validity of all returnable documents</li> </ul>	Section 5
<ul style="list-style-type: none"> <li>Whether the Bid contains a priced offer chargeable to the buyers as prescribed in the pricing and delivery schedule</li> </ul>	Section 4
<ul style="list-style-type: none"> <li>Whether the Bid materially complies with the scope and/or specification given</li> </ul>	All Sections
<ul style="list-style-type: none"> <li>Whether any Technical pre-qualification/eligibility criteria set by Transnet have been met as per the evaluation criteria</li> </ul>	Section 3 – Scope of Work Evaluation Criteria Step 6.3 below
<ul style="list-style-type: none"> <li>Entity's financial stability</li> </ul>	Bidders Latest Financial Statements

## **Changes on Step Two: Test for Substantive Responsiveness to RFP:**

**It must be noted that Bidders Latest Financial Statements as been removed as a pre-qualification and will be submitted as Essential returnable documents & schedules.**

<b>6.2 STEP TWO: Test for Substantive Responsiveness to RFP</b>	
The test for substantive responsiveness to this RFP will include the following:	
<b>Check for substantive responsiveness</b>	<b>RFP Reference</b>
<ul style="list-style-type: none"><li>Whether any general and legislation qualification criteria set by Transnet, have been met</li></ul>	All sections including: Section 2 paragraphs, 2.2, 6, 11.2, General Bid Conditions clause 20
<ul style="list-style-type: none"><li>Verify the validity of all returnable documents</li></ul>	Section 5
<ul style="list-style-type: none"><li>Whether the Bid contains a priced offer chargeable to the buyers as prescribed in the pricing and delivery schedule</li></ul>	Section 4
<ul style="list-style-type: none"><li>Whether the Bid materially complies with the scope and/or specification given</li></ul>	All Sections
<ul style="list-style-type: none"><li>Whether any Technical pre-qualification/eligibility criteria set by Transnet have been met as per the evaluation criteria</li></ul>	Section 3 – Scope of Work Evaluation Criteria; Step 6.3 below

### Returnable documents used for scoring

b) Returnable Documents Used for Scoring		
In addition to the requirements of section (a) above, Respondents are further required to submit with their Proposals the following <b>Returnable Documents Used for Scoring</b> and also to confirm submission of these documents by so indicating [Yes or No] in the table below:		
NO.	RETURNABLE ITEMS	SUBMITTED YES/NO
1	100% Technical Clause by Clause Acceptance of the Specification	
2	Provide proof of funding to acquire the property (i.e. bank guarantees and/or letters from the registered financial institutions that prove existence of funds)	
3	Property Valuation Report from a valuer registered with the South African Council for Property Valuers Profession (SACPVP) submitted	
4	Proof of ownership of or investment in a property portfolio (i.e., Title Deed and Windeed/Deeds Search report) in the name of the bidding company	

### Step THREE: Minimum Threshold 60 points for Technical Criteria:

#### Phase 1:

a) Phase 1: 100% Technical Compliance to Specification	
Required technical Mandatory Document	Score Allocation
Bidders must comply 100% to the clause by clause statement in order to progress to the next step of the tender evaluation. See <b>Annexure A</b> (Clause by Clause Statement of Acceptance)	No submission or Less than 100% acceptance of clauses is a disqualifier from further bidding process
Provide proof of availability of funding to acquire the property (e.g. Letter of Interest or Proof of Cash Reserves from a Banking institution registered in the Republic of South Africa that proves existence of funds).	No submission of specified proof of funding is a disqualifier from further bidding process.

**Bidders to note that the above has been amended as follows:**

a) Phase 1: 100% Technical Compliance to Specification	
Required technical Mandatory Document	Score Allocation
Bidders must comply 100% to the clause by clause statement in order to progress to the next step of the tender evaluation. See <b>Annexure A</b> (Clause by Clause Statement of Acceptance)	No submission or Less than 100% acceptance of clauses is a disqualifier from further bidding process
Provide proof of availability of funding to acquire the property (e.g. <b>Bank guarantees and/or</b> Proof of Cash Reserves from a Banking institution registered in the Republic of South Africa that proves existence of funds).	No submission of specified proof of funding is a disqualifier from further bidding process.

**Phase 2:**

Proven Track Record			
<b>Proven track record of property investment</b> Proof of ownership of or investment in a property portfolio)	Proven track record of property investments	<b>No evidence submitted (0)</b>	<b>50</b>
		Property Value < R100 million cumulative value <b>(5)</b>	
		Property Value => R100 million < R200 million cumulative value <b>(10)</b>	
		Property Value => R200 million < R500 million cumulative value <b>(20)</b>	
		Property Value => R500 million < R800 million cumulative value <b>(30)</b>	
		Property Value => R800 million < R1bn million cumulative value <b>(40)</b>	
		Property Value > R1bn cumulative value <b>(50)</b>	

**Bidders to note that the above has been amended as follows:**

<b>Proven Track Record</b>			
<b>Proven track record of property investment</b> Proof of ownership of or investment in a property portfolio (i.e., Title Deed and Windeed/Deeds Search report) in the name of the bidding company.	Proven track record of property investments	<b>No evidence submitted (0)</b>	<b>50</b>
		Property Value < R100 million cumulative value <b>(5)</b>	
		Property Value => R100 million < R200 million cumulative value <b>(10)</b>	
		Property Value => R200 million < R500 million cumulative value <b>(20)</b>	
		Property Value => R500 million < R800 million cumulative value <b>(30)</b>	
		Property Value => R800 million < R1bn million cumulative value <b>(40)</b>	
		Property Value > R1bn cumulative value <b>(50)</b>	

The RFP is to be re-submitted with all clarifications on the Technical criteria and no changes on the Closing date of **05 June 2023** at **12H00**.

<b>WITNESSES:</b> Name: _____  Signature: _____ <b>TENDERER / CONTRACTOR</b>  Date: _____	<b>WITNESSES:</b> Name: _____  Signature: _____ <b>TRANSNET SOC LTD</b>  Date: _____
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**From:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**TO: Transnet Property  
150 Commissioner Street  
2001, Johannesburg  
(Attention: Pumla Ngamlana)**

Dear Sir/Madam

**TP/2023/03/0002/25867/RFP - FOR THE PURCHASE OF THE CARLTON CENTRE COMPLEX  
LOCATED IN THE JOHANNESBURG CENTRAL BUSINESS DISTRICT (CBD) SOUTH AFRICA, A  
TRANSNET IMMOVABLE PROPERTY ASSET**

Receipt of **Addendum No. 2** dated **26 May 2023** is hereby acknowledged.

Kind regards

\_\_\_\_\_  
**TENDERER**

**NOTE:** This acknowledgement must be signed and returned to this office on or before closing date of tender.