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PROPOSED CULEMBORG INTERMODAL LOGISTICS PRECINCT DEVELOPMENT: REQUEST FOR INFORMATION (RFI)

Date: 26 September 2023

Time: 10:00 am

Purpose: RFI Briefing Presentation

Venue: TNPA House, 18 South Arm Road, Port of Cape Town

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PURPOSE

The purpose of the RFI briefing session is to:

- Provide information to potential Respondents in relation to the RFI and TNPA's broader vision in respect of the framework of the project,
- Set out the rules of participation in the RFI,
- Set out the key assumptions for the RFI and constraints that need to be independently verified, considered and understood by the Respondents,
- Set out the framework and information requirements, and
- Set out the guidelines for the Respondents which TNPA will apply to the RFI Responses.

CULEMBORG

Site Aerial View



Site Information:

- Brownfield site
- Existing tenants & unoccupied dilapidated buildings
- Poor services
- Approximately 45 hectares (455 495m²).

CULEMBORG

Status Quo



- The Port of Cape Town (PoCT) is vital for international trade, influencing Western Cape's six million consumers and shapes South Africa's economy significantly.
- The Port is a key node for imports and exports, however, experiences several constraints from a transport, freight logistics and supply chain perspective.
- The PoCT is a city port landlocked by a growing city. The limited available space and logistic challenges prompts for creative ways to optimally utilise land by ensuring that ocean-tied activities remains within the port, and other uses be relocated to the designated back-of-port areas to enhance operational efficiency.
- Culemborg creates an opportunity for back-of-port facilities, enhancing port integration and creating an enabling environment for efficient cargo movement.
- Logistical constraints can be limited through the implementation of intermodal facilities, rail and road infrastructure as well as intelligent transport systems to provide port access to various markets and manage commodity flows and freight vehicles.

CULEMBORG INTERMODAL LOGISTICS PRECINCT



Rationale of the RFI

The RFI is positioned to attract responses from local and international players with respect to the development of the Culemborg Intermodal Logistics Precinct and associated facilities. TNPA intends, through this RFI to:

- ✓ Better understand user requirements for a mixed-use logistics precinct that will serve the Port of Cape Town hinterland
- ✓ Support investigations by TNPA to identify opportunities and demand available in the market for the development of the Precinct
- ✓ Gain a better understanding of the logistics and distribution market demand which might be prevalent and/or relevant to the Culemborg Precinct
- Interested parties will be expected to submit detailed responses and indicate their expected investment in infrastructure (top structure and operating equipment) and tenure required for their return on investment which will then inform TNPA of an appropriate tenure for the developmental lease.
- TNPA will request all entities or companies that may wish to submit bids in response to the proposed future Request For Proposal (RFP) in respect of the proposed Culemborg Intermodal Logistics Precinct, to submit an RFI Response.

CULEMBORG INTERMODAL LOGISTICS PRECINCT

Back of Port Opportunities



- Back-of-Port Logistics Services
- Systems integration with port
- Integration with City

PROPOSED SERVICE OFFERING

- **Cool Port Services**
 - Cold Stores
- **Value Added Logistics**
 - Distribution Logistics(stuffing/destuffing, crating, labelling, repacking, weighing)
 - Warehousing
 - Agro-Processing
 - Manufacturing linked with export market
- **Cargo Holding Area:**
 - For containers
 - Reefer units
 - Any other related services



PROPOSED DEVELOPMENT CONCEPTS

Mixed Use Logistics Precinct



CULEMBORG INTERMODAL LOGISTICS PRECINCT



Objectives of the RFI

The primary objective of the RFI is to request information from the market that will complement the research conducted by the TNPA with respect to market demand for the establishment of the proposed Intermodal Logistics Precinct at the Port of Cape Town.

The purpose of this RFI is therefore to:

- Invite Respondents to submit their proposals in response to this RFI,
- Assess the market interest to lease and/or construct and lease from TNPA an Intermodal Logistics Precinct at the Port of Cape Town,
- Guide the development of an Intermodal Logistics Precinct at the Port of Cape Town, and
- Obtain commercial assumptions and structure of the proposed RFP to ensure that it responds to market demand.

REQUEST FOR INFORMATION (RFI)

Guide to Respondents



The Respondents will be, in respect of the Culemborg Intermodal Logistics Precinct Development Programme, required to provide the following details:

RFI	Request to Respondents
Respondent's Profile	<ul style="list-style-type: none">▪ The name of the respondent, and its full registration details;▪ The name and contact details of the person appointed by the Respondent as its representative in the event that the Projects Officer wishes to engage on the Project(s) and/or RFI Response;▪ The main business of the Respondent, in relation to the maritime logistics value chain e.g., consulting, infrastructure development etc.
Respondent's Previous Experience	<ul style="list-style-type: none">▪ Project(s) that the Respondent has implemented (track record) whether in a municipal, national, or in any other context;▪ The Respondent is required to provide capability statements, demonstrating the Respondent's previous experience in the sector or in their segment of operation.

REQUEST FOR INFORMATION (RFI)

Guide to Respondents



RFI:	Request to Respondents:
Project Scope	<ul style="list-style-type: none">▪ Provide an overview of the Project scope, background;▪ Provide the Project Site's context (Physical, Social and Economic);▪ Include parking space requirements;▪ Outline any and all compliance approvals required for the project such as an environmental impact analysis, geotechnical investigations and any other relevant requirements;▪ Provide development concept drawings and construction specifications.
Projected Timelines for completion	<ul style="list-style-type: none">▪ Provide projected timelines for of all the required compliance approvals and;▪ Provide an indication of the projected timelines from the date of construction to the date of occupation.

REQUEST FOR INFORMATION (RFI)

Guide to Respondents



RFI:	Request to Respondents:
Market, Financial and Socio-Economic Analysis	<ul style="list-style-type: none">▪ Provide details on the market and on the market demand for the Facility, including unit size and design capacity;▪ Indicate whether the identified industries are suitable for long-term investment;▪ Indicate the Project's contribution to economic development, including job-creation during construction and operation, skills development; local content value, as well as the use and development of Small Medium and Micro Enterprises;▪ Indicate the expected investment and return on investment;▪ Indicate how funding for the Project will be sourced, e.g., debt equity.
Land Use and Environmental Management	<ul style="list-style-type: none">▪ Mixed Land Use development such as warehousing, storage, distribution logistics, cargo holding facilities, offices linked to maritime logistics uses;▪ Indicate how the proposed development will make use of renewable energy, such as, Solar Photovoltaics, etc;▪ Indicate the spatial layout and requirements of the proposed development as well as any need for bulk infrastructure services from TNPA; and▪ The required tenure.

REQUEST FOR INFORMATION (RFI)

Guide to Respondents



RFI:	Request to Respondents:
Intermodality, Connectivity and Traffic Flow	<ul style="list-style-type: none">▪ Discuss integration capability of the various transport modes for intermodality and connectivity;▪ Describe traffic control plans;▪ Recommend feasible designs for integration and connectivity.
Exclusions, Safety and Security	<ul style="list-style-type: none">▪ Indicate any exclusion or safety zones applicable as a result of the proposed facility;▪ Indicate any requirements or safety standards applicable as a result of the proposed facility(s);

REQUEST FOR INFORMATION (RFI)

Timelines



ACTION ITEMS	TIMELINES
Advertise RFI	12 September 2023
Non-Compulsory Briefing Session	26 September 2023 @ 10h00
Requests for Clarification Close	30 October 2023
Closing Date for RFI	13 November 2023 @16:00

All enquiries, queries, and requests for clarification in respect of this RFI must be in writing and addressed to the Project Officer and emailed to: culemborgintermodalrfi@transnet.net

THANK YOU

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