

REF: REQUEST FOR INFORMATION [RFI] (TNPA/2023/09/0034/41805/RFI)

DESCRIPTION:

REQUEST FOR INFORMATION (RFI) IN RESPECT OF THE DESIGN, FINANCING, CONSTRUCTION, OPERATION AND MAINTENANCE OF THE CULEMBORG INTERMODAL LOGISTICS PRECINCT & RELATED FACILITIES.

BRIEFING SESSION DATE: 26/10/2023

LAST UPDATED: 24/10/2023

QUESTIONS AND ANSWERS

Question	Answer
Post Briefing Clarifications	
<p>Dear colleague</p> <p>Would you please provide me with the A3 Map of the 450 000 m² of the area under consideration for the Tender No. TNPA/2023/09/0034/41805/RFI</p>	<p>Culemborg measures 45 hectares (450 495 m²), however the developable area is approximately 29 hectares.</p>
<p>Dear Colleague</p> <p>The above-mentioned subject matter refers.</p> <p>In order for our team to conclude accommodation schedule, we require formal clarity on the extent of the site.</p> <p>This same question was raised during the briefing session.</p> <p>28 Ha as determined from the SG diagram is the portion to the west of Lower Church street in green below.</p>	

<p>The RFI image below includes a portion to the east of Lower Church which has been highlighted in red.</p> <p>Its important to get clarity on whether the red portion is included or not as it includes a link though under FW de Klerk that can potentially be upgraded and provide direct access to the container terminal.</p> <p>We would appreciate your clarity and formal response on this matter.</p>	
<p>Good day,</p> <p>I would like to make an inquiry on the above-mentioned and attached RFI.</p> <p>We learnt online that this is a Public Private Partnership. The Public partner is Transnet, we would like to know who the other concerned partners are?</p> <p>Thank you</p>	<p>This is not a Public Private Partnership transaction as defined under Section 16 of National Treasury Regulations. At the present moment, Transnet is undergoing an RFI process to assess market appetite and possible development concepts from interested parties.</p> <p>The feedback from the RFI process will inform the development strategy and suitable commercial partnership model to be adopted for the project. A separate process will be undertaken for partnership/s and the development of the Culemborg Precinct, following the outcomes of the RFI and other studies.</p>

<p>Dear Zanele and Culemborg RFI team</p> <p>Hope this email finds you well.</p> <p>Please confirm whether RFI participation in the Culemborg Precinct Project is mandatory for parties interested in applying for the RFP tender once published.</p> <p>See that a non-compulsory briefing session is scheduled for the 26th of September at 10h00.</p> <p>Many thanks</p>	<p>Participation in the RFI is not mandatory. The RFI is a mechanism used to solicit information to better understand user requirements and to ensure that the RFP is responsive to the market needs. The purpose of this RFI is to:</p> <ul style="list-style-type: none"> ✓ Assess the market interest to lease and or construct and lease from TNPA an Intermodal Logistics Precinct at the Port of Cape Town. ✓ Provide an Intermodal Logistics Precinct at the Port of Cape Town based on TNPA's assessment that the facility will ensure the highest yield in the shortest possible lead time to commercial operation. ✓ Obtain commercial assumptions and structure of the proposed RFP to ensure that it responds to market demand and requirements. <p>Respondents are encouraged to respond to this RFI to ensure that the commercial assumptions of the future RFP are well informed.</p>
<p>Good day,</p> <p>We hereby place on record that we have expressed and communicated in March</p>	<p>The Port of Cape Town has in the past received unsolicited bids from various</p>

<p>2023 our intention to lease a portion of the Culemborg Precinct to establish a Truck Stop and a Container Holding facility from Transnet. We believe, amongst other measures as well, that the establishment of this facility will greatly enhance the efficiency of the operations in the Port.</p> <p>I attached our correspondence with Transnet as well as the submission of the Port Business Solution Assessment document.</p> <p>We request of you to urgently send us a copy of the Powerpoint Presentation as well as a copy of the Attendee List at the non-compulsory briefing session held on the 26th September 2023.</p> <p>We await your urgent reply.</p>	<p>interested parties, on the development of Culemborg. TNPA has issued this RFI as means to obtain information and market demand, appetite and obtain commercial assumptions in order to ensure a fair and transparent process. It is encouraged that all parties or companies that have previously submitted unsolicited bids in respect of the Culemborg development respond to this RFI to ensure that the process is fair and your proposed development is considered in the development of the Precinct.</p> <p>The PowerPoint presentations can be shared to the public using the same platform used to advertise the RFI. However, we are not at liberty to share information about interested parties who attended the briefing meeting in compliance with POPI Act.</p>
<p>Dear Zanele,</p> <p>I trust you are well. As regards the RFI in epigraph, is there a list of returnables/forms to submit available yet?</p>	<p>There are two documents that have been posted on the etender portal which are the:</p> <ol style="list-style-type: none"> 1. RFI advert 2. RFI full document <p>The briefing session presentation will not be posted on the etender portal however, potential respondents may request the project officer for a copy of</p>
<p>Dear Project / Commodity Manager,</p>	

<p><u>THE DESIGN, FINANCING, CONSTRUCTION, OPERATION AND MAINTENANCE OF THE CULEMBORG INTERMODAL LOGISTICS PRECINCT & RELATED FACILITIES</u></p> <p><u>RFI No. TNPA/2023/09/0034/41805/RFI</u></p> <p>We have access to the Transnet Tender portal and we only see the attached two documents.</p> <p>When do you expect the other documents pertaining to this RFI as well as the minutes of the briefing session to be uploaded?</p> <p>Looking forward to hearing back from you soon.</p>	<p>the presentation on culemborgintermodalrfi@transnet.net</p> <p>Further, there are no forms required as part of the RFI response.</p> <p>A guide on how the Respondents should structure their response to this RFI is provided under section six (6) of the RFI document.</p>
<p>Good day</p> <p>I work for the Private Projects Department at Leads 2 Business</p> <p>Would it be possible to forward me a copy of the Attendance register for the meeting that was held on 26 September for the following Tender:'</p>	<p>The POPI Act prevents TNPA from distributing personal details of attendees without their prior consent.</p>

<p>Contract number:</p> <p>TNPA/2023/09/0034/41805/RFI - The Culemborg Precinct is earmarked for mixed-use with a focus on logistics provision to support the port in accordance with the state-owned utility's Port Development Framework Plan at the Port of Cape Town</p> <p>I look forward to your response.</p>	
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A handwritten signature in black ink, appearing to read "Lmatya".

Luvuyo Matya

RFI Facilitator

Date: 24/10/2023