



# REQUEST FOR PROPOSALS:

TURN KEY PROJECT FOR STUDENTS ACCOMODATION AND ASSOCIATED SERVICES

**TURN KEY PROJECT FOR STUDENTS ACCOMODATION AND ASSOCIATED SERVICES  
REF: UFH-SCM05/2013 – THE UNIVERSITY OF FORT HARE IS CALLING FOR  
PROPOSALS FROM ALL INTERESTED AND SUITABLY QUALIFIED DEVELOPERS FOR  
THE PROVISION OF STUDENTS ACCOMMODATION (2040 BEDS) IN ALICE MAIN  
CAMPUS SITUATED IN THE EASTERN CAPE.**

## Background

The University of Fort Hare is a multi-campus institution with the main campus situated in Alice, and satellite campuses in East London and Bisho. The Alice campus currently has a shortage of accommodation and therefore identified to be in need of more students accommodation. It is within the above-mentioned context, that this call for proposals is issued.

The residence should provide for about 2040 beds be ready for occupation in 2016. Five Two hundred and fifty (250) of these beds should be ready by end of February 2014.

## Objective of the RFP

The Request for Proposals seeks to attract a pool of eligible and experienced developers within the industry that meets its requirements of designing and constructing student accommodation from which to shortlist and provide at a later stage with formal bid documents for their completion. The institution envisages that, after a formal bidding process has been concluded, a contract with a successful developer shall be entered into.

## Validity of Proposals

For a proposal to be valid, the following mandatory information must be submitted:

- A complete site development plan with details of development precincts to be included. At a minimum, indicative street elevations and 3Ds to be included as part of the site development plan.
- A detailed project proposal that must include, project design, overall site plan, building design, unit characteristics, financial model, and management plan.
- A detailed CV of the parties as well as the professional team to be included. This information must include particulars of past projects undertaken and be able to demonstrate the developer and professional team's ability to undertake the project of this magnitude.
- All proposals must include details of products and services to be sourced from SMMEs or BEE compliant companies during the development and operational phase of the project and or details of all subcontracting to take place. The development team and the development itself, to conform to Government's current procurement policies as well as the Black Economic Empowerment Act No. 53 of 2003.
- All proposals must clearly deal with the site constraints, the availability of bulk services and the provision thereof, including water and electricity.
- The project proposals will be determined in terms of capital as well as life cycle costs. Proposals must clearly indicate measures to reduce life cycle costs.
- The project proposal must commit to delivering 250 beds by 2014 academic year.
- Developers must illustrate their capacity and commitment to comply with the National Building Regulations, the Nkonkobe Municipality by-laws.
- Developers must illustrate their capacity and commitment to comply with Health and Safety regulations, and certificates of compliance from relevant authority must be obtained for the following services, Fire safety, prevention and detection mechanisms and procedures, Electricity and gas installations, Security systems, Catering facilities, and Ablution areas and sanitation.
- Information about company profile, previous experience, management experience to project of similar nature, financial capabilities of the developer, and disclosure about any legal claims against them including the source of such claims, their amount, and status.
- Latest Audited Financial Statements of the developer must be attached.

## Short listing criteria

The developer shall be shortlisted and selected based on the overall merit of its proposal, cognisant of the following guiding criteria:

- Developers that demonstrated understanding of and responsiveness to the University's goals for the Project (Demonstrated competency with regard to design and constructions of student residences),
- Organizational capabilities of team,
- Prior experience of the Developer (Strong experience in the design, construction and

operations of student residences, proven ability to implement projects of this size and nature.

- Financial capacity of the Developer as this is a turn-key project and requires huge investment from the developer
- The overall cost of the proposal,
- Proof demonstrating that implementation of construction plan will deliver two hundred and fifty (250) by end of February 2014.
- Innovation in surpassing the minimum specifications to be supplied during the compulsory briefing session,
- Management personnel, conditions, and other aspects of the management plan.
- Preliminary scope of Project(s),
- Preliminary Project(s) schedule, and
- Any other terms, conditions, or assumptions identified or proposed by the Developer.

## Compulsory briefing session

A compulsory briefing session shall be held on the 14th June 2013 at 10h00 – 14h00 at the University of Fort Hare, Alice Main Campus, in the Senate Chambers (No service provider shall be allowed into the venue 30minutes after the compulsory briefing has commenced). A comprehensive brief that outline the university requirements in details shall be made available during the compulsory briefing session, and shall be sold for One Thousand and Five hundred rand only (R1,500. 00). Should you decide to attend this session, please confirm your attendance via email [lmema@ufh.ac.za](mailto:lmema@ufh.ac.za) for attention of Mr L Mema on or before 12 June 2013.

## Submissions

Valid originally signed proposals (with a minimum of 1 original and 2 copies) must be submitted on or before 12th July 2013 at 11h00, in the tender box (Yellow and Blue Box) situated on the foyer, at 50 Church Street or by post to address: 50 Church Street, Gasson Building, Room 416, 4th Floor, Quigney, East London, 5200

## Conditions of the RFP

- The University of Fort Hare has no contractual obligation to accept any RFP received. Responses received will not give rise to any contractual agreement.
- No telephone or any other form of communication with any other University of Fort Hare staff, other than the office of the Supply Chain Manager, relating to this RFP will be permitted. All enquiries regarding this RFP must be in writing and may be directed to [lmema@ufh.ac.za](mailto:lmema@ufh.ac.za).
- Only developers who meet the evaluation criteria as set out in the detailed RFP will be considered.
- No telegraphic, facsimiled or e-mail submissions will be accepted.
- No late submission shall be accepted.
- Failure to attend the compulsory briefing session as mentioned above will automatically invalidate your proposal.
- The University of Fort Hare shall not be held liable for any costs incurred for the preparation of proposals to be submitted and any other costs that may arise as a result of responding to this RFP.
- The University reserves the right to make decisions in the best interest of the University.

## Enquiries

For further enquiries, please don't hesitate to call the Supply Chain Management office on 043 704 7322