



PA-13.1: REGISTER OF BIDS ON CLOSING DATE

Tender Number	DBN21/11/02
Description of Bid	Dept of Agriculture , Rural Development & Land Reform : Procurement of Alternative Office Accommodation and Parking for Lettable Office Space of 7940.91m2 For Office and 335 Parking Bays for 9 Years and 11 months
Venue	Banking Hall Room 5
Closing date	13 December 2021
Closing Time	11:00am

LIST OF BIDS RECEIVED

NO.	LEGAL/TRADING NAME OF BIDDER	Prices:
1/8	Lamela Consulting (Pty) Ltd	<u>0-2 YRS LEASE</u> <u>OFFICES</u> Lattable Area - 7 940,91m2 Rental Per Month – R1 191 136,50 Vat per Month – R178 670,48 Total per month – R1 369 806,98 Tarriffs – R150 /m2

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Register of Bids received on closing date: PA - 13.1 (GS)

	<p>Vat – R22,50 /m2 Total (1) – R172,59 Escalation rate 6% Operating Costs – R6,00 Vat – R0,90 Total – R6,90 Escalation rate – 6% Total (1+2) – R179,40 T. I – R450 /m2</p> <p><u>PARKING BAYS</u> Parking Bays – 355 Rental Per Month – R213 000,00 Vat per month – R31 950,00 Total per month – R244 950,00 Tariffs - R600 /bay Vat - R90 /bay Total (1) – R690 /bay Escalation – 6 %</p> <p>Operating costs n/a Total (1+2) R 450,00 /bay</p> <p><u>7 – 10 YEARS LEASE</u> <u>OFFICES</u> Lattable Area - 7 940,91m2 Rental Per Month – R1 191 136,50 Vat per Month – R178 670,48</p>
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Register of Bids received on closing date: PA - 13.1 (GS)

		<p>Total per month – R1 369 806,98 Tarriffs – R150 /m2 Vat – R22,50 /m2 Total (1) – R172,59 Escalation rate 6% Operating Costs – R6,00 Vat – R0,90 Total – R6,90 Escalation rate – 6% Total (1+2) – R179,40 T. I – R450 /m2</p> <p><u>PARKING BAYS</u> Parking Bays – 355 Rental Per Month – R213 000,00 Vat per month – R31 950,00 Total per month – R244 950,00 Tariffs - R600 /bay Vat - R90 /bay Total (1) – R690 /bay Escalation – 6 %</p> <p>Operating costs n/a Total (1+2) R 450,00 /bay</p>
2/8	DMFT Property Developers	<p>0-2 YRS LEASE OFFICES Lettable area – 7 940,91 m2</p>

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Register of Bids received on closing date: PA - 13.1 (GS)

		<p>Rental p.m – R1 032 318,30 Vat per month – R154 847,75 Total per month – R1 187 166,05 Tarriffs - R130 /m2 Vat - R19,50 /m2 Total (1) – R149,50 /m2 Escalation rate – 6% Total (1+1) – R149,50 T.I – R500 X 7 940,97 m2 = R3 970 455</p> <p><u>PARKING</u> Parking Bays – 355 Rental p.m – R195 250,00 Vat p.m – R29 287 ,50 Total – R224 537,50 Tariffs – R550 /bay Vat – R82,50 /bay Total (1) – R633,50 /bay Escalation rate – 6% Total (1+2) – R632,50 /bay</p> <p>3-6 YRS LEASE OFFICES Lettable area – 7 940,91 m2 Rental p.m – R1 032 318,30 Vat per month – R154 847,75 Total per month – R1 187 166,05 Tarriffs - R130 /m2</p>
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Register of Bids received on closing date: PA - 13.1 (GS)

	<p>Vat - R19,50 /m2 Total (1) – R149,50 /m2 Escalation rate – 6% Total (1+1) – R149,50 T.I – R500 X 7 940,97 m2 = R3 970 455</p> <p><u>PARKING</u> Parking Bays – 355 Rental p.m – R195 250,00 Vat p.m – R29 287 ,50 Total – R224 537,50 Tariffs – R550 /bay Vat – R82,50 /bay Total (1) – R633,50 /bay Escalation rate – 6% Total (1+2) – R632,50 /bay</p> <p>7-10 YRS LEASE</p> <p>OFFICES Lettable area – 7 940,91 m2 Rental p.m – R1 032 318,30 Vat per month – R154 847,75 Total per month – R1 187 166,05 Tariffs - R130 /m2 Vat - R19,50 /m2 Total (1) – R149,50 /m2 Escalation rate – 6%</p>
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Register of Bids received on closing date: PA - 13.1 (GS)

		<p>Total (1+1) – R149,50 T.I – R500 X 7 940,97 m2 = R3 970 455</p> <p><u>PARKING</u> Parking Bays – 355 Rental p.m – R195 250,00 Vat p.m – R29 287 ,50 Total – R224 537,50 Tariffs – R550 /bay Vat – R82,50 /bay Total (1) – R633,50 /bay Escalation rate – 6% Total (1+2) – R632,50 /bay</p>
3/8	Celsuis Fahrenheit Engineering (Pty) Ltd	<p><u>0 – 2 YRS LEASE</u></p> <p><u>OFFICES</u> Lettable Area – 7 940,91 m2 Rental p.m – R992 613,75 Vat p.m – R – Total p.m – R992 613,75 Tariffs – R125 /m2 Vat p.m – R- Total (1) – R125 /m2 Escalation rate – 6% Operating costs -TBC T. I. R 350 /m2 Total R 2 779 318,50</p>

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Register of Bids received on closing date: PA - 13.1 (GS)

		<p><u>PARKING</u></p> <p>Lettable area – 355 Parking Bays - 355 Rental p.m – R248 500 Vat p.m – R- Total p m –R248 500</p> <p>Tariffs – R700 /bay Vat - R- Total (1) – 700 /bay Escalation rate 6% T.I - R350 /m2 = R2 779 318,50</p> <p><u>3 – 6 YRS LEASE</u></p> <p><u>OFFICES</u></p> <p>Lettable Area – 7 940,91 m2 Rental p.m – R992 613,75 Vat p.m – R – Total p.m – R992 613,75 Tariffs – R130 /m2 Vat p.m – R- Total (1) – R130 /m2 Escalation rate – 6%</p>
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Register of Bids received on closing date: PA - 13.1 (GS)

	<p>Operating costs -TBC T. I. R 350 /m2</p> <p><u>PARKING</u></p> <p>Lettable area – 355 Parking Bays - 355 Rental p.m – R248 500 Vat p.m – R- Total p m –R248 500</p> <p>Tariffs – R700 /bay Vat - R- Total (1) – 700 /bay Escalation rate 6% T.I - R350 /m2</p> <p><u>7-10 YRS LEASE</u></p> <p><u>OFFICES</u></p> <p>Lettable Area – 7 940,91 m2 Rental p.m – R992 613,75 Vat p.m – R – Total p.m – R992 613,75 Tariffs – R135 /m2 Vat p.m – R- Total (1) – R135 /m2 Escalation rate – 6%</p>
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Register of Bids received on closing date: PA - 13.1 (GS)

		<p>Operating costs -TBC T. I. R 450 /m2 Total R 3 573 409,50</p> <p><u>PARKING</u></p> <p>Lettable area – 355 Parking Bays - 355 Rental p.m – R248 500 Vat p.m – R- Total p m –R248 500</p> <p>Tariffs – R700 /bay Vat - R- Total (1) – 700 /bay Escalation rate 6% T.I - R450 /m2 = R3 573 409,50</p>
4/8	Central Plaza Investments 84 (Pty) Ltd	<p><u>0-2 YRS LEASE</u></p> <p>Lettable area –7940,21m2 Rental p.m - R1 985 052,50 Vat p.m - R297 757,88 Total p.m – R2 282 810,38 Tariffs – R250 /m2 Vat – R37,50 /m2 Total (1) – R287,50 /m2 Escalation – 6 % Operating Costs – Inclusive in 1 Total(1+2) – R287,50</p>

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Register of Bids received on closing date: PA - 13.1 (GS)

		<p><u>PARKING</u> Parking Bays - 355 Rental p.m – R353 225,00 Vat p.m – R52 983,75 Total p.m – R406 208,75 Tariffs – R995/bay Vat - R149,25 /bay Total(1) – R1144,25/bay Escalation rate – 6% Total (1+2) - R144,25 /bay</p> <p>3-6 YRS LEASE OFFICES Lettable area –7940,21m2 Rental p.m - R1 985 052,50 Vat p.m - R297 757,88 Total p.m – R2 282 810,38 Tariffs – R250 /m2 Vat – R37,50 /m2 Total (1) – R287,50 /m2 Escalation – 6 % Total(1+2) – R287,50</p> <p><u>PARKING</u> Parking Bays - 355 Rental p.m – R353 225,00 Vat p.m – R52 983,75</p>
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		<p>Total p.m – R406 208,75 Tariffs – R995/bay Vat - R149,25 /bay Total(1) – R1144/bay Escalation rate – 6% Total (1+2) - R1144,25 /bay</p> <p>7-10 YRS LEASE OFFICES Lettable area –7940,21m2 Rental p.m - R1 985 052,50 Vat p.m - R297 757,88 Total p.m – R2 282 810,38 Tariffs – R250 /m2 Vat – R37,50 /m2 Total (1) – R287,50 /m2 Escalation – 6 % Total(1+2) – R287,50</p> <p><u>PARKING</u> Parking Bays - 355 Rental p.m – R353 225,00 Vat p.m – R52 983,75 Total p.m – R406 208,75 Tariffs – R995/bay Vat - R149,25 /bay Total(1) – R1144/bay</p>
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		Escalation rate – 6% Total (1+2) - R1144,25 /bay
5/8	Stewards Of Capital Pty Ltd	0 -2 YRS LEASE OFFICES Lettable Area – 7 940m2 Rental p.m –R1 667 400 Vat p.m – R250 110 Total p.m – R1 917 510 Tariffs – R210 /m2 Vat – R31,50 /m2 Total (1) R241,50 /m2 Escalation rate – 6% Operating costs – R50 m2 Vat - R7,50 Total (2) - R241,50 Escalation – 6% Total (1 + 2) –R299 PARKING Lettable area - 355 Rental p.m – R248 500 Vat p.m –R37 279 Total p.m. – R285 779 Tariffs – R700 /bay Vat – R105 /bay Total (1) – R805 /bay

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Register of Bids received on closing date: PA - 13.1 (GS)

		<p>Operating costs – R15 m2 Vat – R2,25 Total (2) – R17,25 Total(1+2) – R822 /bay</p> <p>7-10 YRS LEASE <u>OFFICES</u> <u>OFFICES</u> Lettable Area – 7 940m2 Rental p.m –R1 667 400 Vat p.m – R250 110 Total p.m – R1 917 510 Tariffs – R210 /m2 Vat – R31,50 /m2 Total (1) R241,50 /m2 Escalation rate – 6%</p> <p>Operating costs – R50 m2 Vat - R7,50 Total (2) - R241,50 Escalation – 6% Total (1 + 2) –R299</p> <p>PARKING Lettable area - 355 Rental p.m – R248 500</p>
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		Vat p.m –R37 279 Total p.m. – R285 779 Tarifs – R700 /bay Vat – R105 /bay Total (1) – R805 /bay Operating costs – R15 m2 Vat – R2,25 Total (2) – R17,25 Total(1+2) – R822 /bay
6/8	Ozama Production Pty Ltd	0-2 YRS LEASE OFFICES Lettable – 7 940 m2 Rental p.m – R1 985 000 Vat p.m - R297 750 Total p.m – R2 285 750 Tariffs – R411 /m2 Vat – R62 /m2 Total (1) – R473 /m2 Escalation rate 5,5% Operating costs – R100,00 Vat - R15 Total (2) R115 Escalation – 5,5% T.I. –R350

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Register of Bids received on closing date: PA - 13.1 (GS)

		<p>STORES Lettable area – 60 m2 Rental p.m. – R15 000 Vat p.m – R2 250 Total p. m – R17 250 Tariff - R267 /m2 Vat - R40 Total (1) – R308 Escalation -5,5%</p> <p>Operating Costs – R100,00 Vat – R15 Total (2) – R115 Escalation rate – 5,5% T. I. R52,50</p> <p>PARKING Lettable Area – 355 m2 Rental p.m – R559 125 Vat p.m – R83 868,75 Total p.m – R642 993,75 Tariffs – R116 /bay Vat – R17 /bay Total (1) – R133 /bay Escalation rate 5,5%</p> <p>T.I – R402,50</p>
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		<p>7-10 YRS LEASE</p> <p>OFFICES Lettable Area– 7 940 m2 Rental p.m – R676 200 Vat p.m - R101 430 Total p.m – R777 630 Tariffs – R165 /m2 Vat – R25 /m2 Total (1) – R193 /m2 Escalation rate 5,5%</p> <p>Operating costs – R232 /m2 Vat - R35 /m2 Total (2) R267 /m2 Escalation – 5,5% Total (1+2) –R460 /m2</p> <p>STORES Lettable area – 60 m2 Rental p.m. – R48 300 Vat p.m – R7 245 Total p. m – R55 545 Tariff - R131 /m2 Vat - R20 /m2 Total (1) – R151 /m2 Escalation -5,5%</p>
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		<p>Operating Costs – R232,00 /m2 Vat – R35 /m2 Total (2) – R267 /m2 Escalation rate – R5,5% Total (1+2) - R460 /m2</p> <p>PARKING Lettable Area – 355 Rental p.m – R168 903 Vat p.m – R25 335 Total p.m – R194 238 Tariffs – R42 /bay Vat – R6 /bay Total (1) – R48 Escalation rate 5,5%</p> <p>Operating costs – R233 /bay Vat – R35 /bay Total (2) – R267 /bay Escalation rate -5,5% Total (1+2) – R315 /bay</p>
7/8	Prostem Trading Pty Ltd	<p>0-2 YRS LEASE OFFICES Lettable area – 7 940,91 m2 Rental p.m – R873 500,10</p>

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	<p>Vat p.m – R131 025,01 Total p.m – R1 004 525,11 Tariffs – R110,00 /m2 Vat – R16,50 /m2 Total(1) – R126,50 /m2 Escalation rate – 6%</p> <p>Operating costs as per monthly invoice and municipal accounts Annexure attached.</p> <p>PARKING Lettable area – 355 Rental p.m –R177 500,00 Vat p.m – R26 625,00 Total(1) – R204 125,00 Tariffs – R500,00 /bay Vat - R75,00 /bay Total (1) – R515,00 /bay Escalation rate - 6%</p> <p>3-6 YRS LEASE</p> <p>OFFICES Lettable area – 7 940,91 m2 Rental p.m – R873 500,10 Vat p.m – R131 025,01 Total p.m – R1 004 525,11 Tariffs – R110,00 /m2</p>
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	<p>Vat – R16,50 /m2 Total(1) – R126,50 /m2 Escalation rate – 6%</p> <p>Operating costs as per monthly invoice and municipal accounts Annexure attached.</p> <p>PARKING Lettable area – 355 Rental p.m –R177 500,00 Vat p.m – R26 625,00 Total(1) – R204 125,00 Tariffs – R500,00 /bay Vat - R75,00 /bay Total (1) – R515,00 /bay Escalation rate - 6%</p> <p>7-10 YRS LEASE</p> <p>OFFICES Lettable area – 7 940,91 m2 Rental p.m – R873 500,10 Vat p.m – R131 025,01 Total p.m – R1 004 525,11 Tariffs – R110,00 /m2 Vat – R16,50 /m2 Total(1) – R126,50 /m2 Escalation rate – 6%</p>
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		<p>Operating costs as per monthly invoice and municipal accounts Annexure attached.</p> <p>PARKING Lettable area – 355 Rental p.m –R177 500,00 Vat p.m – R26 625,00 Total(1) – R204 125,00 Tariffs – R500,00 /bay Vat - R75,00 /bay Total (1) – R515,00 /bay Escalation rate - 6%</p>
8/8	Outshine Trading cc	<p>0-2 YRS LEASE</p> <p>OFFICES Lettable area – 7 940.91 m2 Rental p.m – R833 795,55 Vat p.m – R125 069,33 Total p.m – R958 864,88 Tariffs - R105,00 /m2 Vat – R15,75 /m2 Total (1) – R120,75 /m2 Escalation rate 6%</p>

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		<p>Operating costs are referred to as per monthly invoice and municipality account attached.</p> <p>PARKING Lettable area – 355 Rental p.m – R177 500,00 Vat p.m - R26 625,00 Total p.m - R204 125,00 Tariff - R500 /bay Vat – R75 /bay Total (1) – R575,00 /bay Escalation rate 6%</p> <p>3-6 YRS LEASE OFFICES Lettable area – 7 940.91 m2 Rental p.m – R833 795,55 Vat p.m – R125 069,33 Total p.m – R958 864,88 Tariffs - R105,00 /m2 Vat – R15,75 /m2 Total (1) – R120,75 /m2 Escalation rate 6%</p> <p>Operating costs are referred to as per monthly invoice and municipality account attached.</p> <p>PARKING</p>
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public works

Department:
Public Works
REPUBLIC OF SOUTH AFRICA

Register of Bids received on closing date: PA - 13.1 (GS)

Name of Procurement Officer	Signature	Date
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