



a world class African city

16 March 2009

Dear Sir / Madam



City of Johannesburg  
Johannesburg Development Agency

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The Bus Factory  
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## **REQUEST FOR PROPOSALS FOR A SERVICE PROVIDER TO DEVELOP A CONCEPTUAL DESIGN FOR THE FUTURE DEVELOPMENT OF CHANCELLOR HOUSE**

The Johannesburg Development Agency (JDA) is a wholly owned agency of the City of Johannesburg which stimulates and supports area-based based development initiatives throughout the Johannesburg metropolitan in support of the City of Johannesburg's Growth and Development Strategy.

As development manager of these initiatives, the JDA coordinates and manages capital investment and other programmes involving both public and private sector stakeholders.

Kindly furnish me with a written quotation for the supply of the professional services as stipulated below.

The JDA invites tenders from service providers with experience in heritage architecture, in structural engineering and in the costing of architectural designs.

The purpose of the request for proposals is to secure a service provider who can undertake a feasibility study and assessment of the current Chancellor House and its immediate surrounds, develop a concept for the future use of the building and site both with a view to appropriate memorialisation of the history of this building and to appropriate future use of the structure and site within its current context.

Chancellor House is an important historical location. It is a privately owned three-story office building situated at the corner of Miriam Makeba Road and Fox Street opposite the Magistrates' Courts. The site has great historical significance as the location where Nelson Mandela and Oliver Tambo had their law offices during the 1950's; at the time the only black-owned legal firm in S.A.

From these chambers, Mandela and Tambo challenged apartheid laws, both professionally and politically, backed in later years by a team that included Duma Nokwe, Ruth Mompati, Mendi Msimang, Godfrey Pitje and others. The office stayed open until 1960 when Tambo left the country to head the ANC's external mission.

The appropriate memorialisation of this auspicious history is important to the heritage of Johannesburg.

The building is currently occupied by homeless people. The state of the building has deteriorated significantly and is both in itself a decayed and possibly unsafe structure and is within its context an impediment to investment and urban upgrading in this sector of the inner city.

Proposals are invited to address two phases of the project:

Phase One: The feasibility study and architectural design will supply at least the following inputs:

### **Building a better city**

**Directors**

S. Nkosi (Chairperson) L. Bethlehem (CEO) R. Moola N. Fraser S. Sengani L. Matlhape V. Mokwena L. Vuthula

A. Goldsmith (Company Secretary)

Registration Number: 2001/005101/07

1. An assessment of the structural condition of the building and the feasibility of restoring the building
2. An analysis of site conditions, contextual conditions and town planning considerations
3. An assessment of options for memorialisation of the history of the building, whether through restoration, development of a new building or other use of the site
4. Conceptual proposals and architectural sketch designs for the restoration or redevelopment of the building and site to ensure the memorialisation of the historic use of the original Chancellor House as offices for Mandela and Tambo, and to the appropriate future use of the buildings.
5. Recommendations for appropriate town planning regulations that should accompany the site
6. Recommendations for appropriate public space interventions on the site and the interface of the site with its surrounds.
7. Costing of proposals

Phase Two:

Full design and architectural oversight of the restoration and construction of the building and site

The costing of the study will be for both phases (please quote separately for the two phases):

- Phase 1: Feasibility study and conceptual architectural design, to sketch proposals.
- Phase 2: Detailed design and architectural oversight of building restoration, construction and public space upgrading on the site

The expectation is not that the architectural design component of Phase One will be costed on the basis of professional fees. It will be a lump sum proposal for initial designs.

Depending on available finance the JDA will commence with the restoration of the buildings. However the JDA reserves the right, if conditions or finances do not permit further progress, to terminate the contract of the service provider after Phase One.

This project will commence by 7 April 2009 and the completion date is 20 May 2009.

The quotation must be submitted on the letterhead of your business and can either be faxed or delivered by hand not later than 12.00 on 27 March 2009 to: The Bus Factory, 3 President Street, Newtown, Johannesburg. The quotation should also include a company profile and references for similar work undertaken.

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The following conditions will apply:

- A valid Tax Clearance Certificate must be submitted
- Price(s) quoted must be valid for at least thirty (30) days from date of your offer.
- Price(s) quoted must be firm and must be inclusive of VAT.
- A firm delivery period must be indicated.
- If the price quoted is above R 30 000 (inclusive of VAT), the quotation will be evaluated in terms of the 80/20 preference point system as prescribed in the Preferential Procurement Policy Framework Act (No 5 of 2000). For this purpose the Tax Clearance Certificate, Declaration of Interest and the BEE Forms are enclosed and must be scrutinized, completed and submitted together with your quotation.
- The successful provider will be the one scoring the highest points.

The Johannesburg Development Agency's selection of qualifying tenders will be in the Johannesburg Development Agency's sole discretion and shall be final. The Johannesburg Development Agency does not bind itself to accept any particular tender. Correspondence shall be entered into with the successful tender.

The JDA reserves the right not to appoint a service provider.

Enquires can be directed to K Harrison on 011-6887841 or kharrison@jda.org.za

**NB: No quotations will be considered from persons in the service of the state<sup>i</sup>**

Failure to comply with these conditions may invalidate your offer.

Yours faithfully

Dr. K. Harrison  
Executive Manager: Planning and Strategy

<sup>1</sup> \* MSCM Regulations: "in the service of the state" means to be –

- (a) a member of –
  - (i) any municipal council;
  - (ii) any provincial legislature; or
  - (iii) the national Assembly or the national Council of provinces;
- (b) a member of the board of directors of any municipal entity;
- (c) an official of any municipality or municipal entity;
- (d) an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);
- (e) a member of the accounting authority of any national or provincial public entity; or
- (f) an employee of Parliament or a provincial legislature.

**DELIVERY ADDRESS:**

The Bus Factory  
3 President Street, Newtown, Johannesburg

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