



REQUEST FOR PROPOSAL

SUBMIT LEASING PROPOSALS

FOR THE

STUDENT CENTRES (SC)

FOR THE

UNIVERSITY OF JOHANNESBURG (UJ).

SPECIFICATIONS

1. General

The University of Johannesburg (UJ) seeks to invite prospective tenants to submit proposals for leasing of student centres as detailed below, to UJ – Property Management (PM); on the premises as referred to below.

The request for prospective tenants to provide leasing proposals to the University of Johannesburg is based upon the following scope definition.

2. Scope Description

The university has four student centres located in its four campuses with a number of shops as detailed in the schedule listed below. The university is looking for prospective tenants to submit interest in providing our students and staff with a different mixed offering.

2.1 Shop Specifications

- Chain Stores, relevant to student needs
- At least one entertainment center per campus
- At least one book shop per campus
- At least one electronics shop per campus
- Only 1 Doctor Office per campus proposal will be considered
- Only 1 space per campus for a Physiotherapist will be accommodated
- ATM's and Banking Facilities

2.2 Schedule of Available Shops

Auckland Park Kingsway Campus – (APK)

	Shop Number	Size	
1	SH 103	108 m2	Late Harvest
2	SH 125	67 m2	Nonna Mia
3	OFF 217	74.10 m2	Kilroe
4	SH 120	68m2	Chip world
5	SH 204	50m2	Doctor Wilton
6	SH 202	332m2	Absa Bank

Auckland Park Bunting Campus – (APB)

	Shop Number	Size	
1	010	134m2	HP
2	006	55 m2	Test kraft
3	008B	28 m2	Delhi Delicious
4	0011	137 m2	Van Schaik
5	0015	81m2	FADA stationary shop

Doornfontein Campus (DFC)

	Shop Number	Size	
1	005	28m2	Test Kraft
2	009	9.8 m2	FZL driving
3	003	35.7m2	Burger Mania
4	004	35.7m2	Big Jims
5	001	53.77m2	Delhi Delicious
6	08	15.7 m2	Picie books
7	01	10m2	Alcove café

Soweto Campus (SWC)

	Shop Number	Size	
1	Shop 007	75 m2	Test kraft

Client

The client for this project is the University of Johannesburg, represented by Property Management (PM), situated at 1 Bunting Road, Auckland Park, Johannesburg.

3. Tenant's Responsibility

It is the duty of the tenants to ensure that the essential professional services that may be deemed necessary for the speedy execution of the proposal are specified within their brief.

The principal responsibilities of the consultants will be to:

- Provide professional services consistent with best practice from their area of expertise.
- Ensure compliance with all applicable regulations.
- Identify options and opportunities to enhance student wellbeing and income generation

4. Legal Compliance

All tenants to comply with the Occupational Health and Safety Act (Act 85 of 1993) and all sub-regulations. All tenants to abide with conditions as set out in the signed Lease Agreements.

5. Commencement of Work

The tenants are to occupy available shops within one (1) month from signing of lease agreement from UJ.

6. Scope of Services

High Level Project Objectives:

The brief is to invite prospective tenants to provide leasing proposals for Student Centres of the University of Johannesburg. The overall objective is to ensure transparency and increase tenant mix and offerings at the Student Centres whilst meeting the needs of students and the University.

The Leasing Process should include, but not be limited to, the following:

- Review of current tenant-mix
- Review of current lease conditions
- Review of current menu offerings
- Review of University Strategy and re-alignment of the role of the Student Centres objectives
- Review of the current rental charges
- Review of current Lease Agreements
- UJ Stakeholder analysis and perception studies of the following
 - Staff
 - Students and International Students
 - Local Communities around the various campuses

7. Rental Schedule

Rental rates will be in accordance to the market rates as amended by the University.

8. Contractual Agreement

The successful tenants will sign leases for a fixed period of 3 years with a 2 year option to renew period, with the University of Johannesburg as compiled by the Client and the Department of Corporate Governance of the University of Johannesburg.

9. The following (where applicable) must be submitted once the shop has been awarded

- Certificate of acceptability
- Certificate of compliance
- Pest control certificate
- Fire extinguisher certificate
- Extractor service certificate
- Staff vaccination records
- Employee training records
- Employee code of conduct handbook

10. Closing date

YOUR REQUEST FOR PROPOSAL AND SUPPORTING DOCUMENTATION MUST BE SUBMITTED BY NO LATER THAN **Tuesday , 31 May 2022**

SUBMIT YOUR PROPOSALS AND SUPPORTING DOCUMENTS AT: activations@uj.ac.za

For enquiries, please email: activations@uj.ac.za and cc: cmtebula@uj.ac.za.

LATE SUBMISSIONS WILL NOT BE CONSIDERED.