



REQUEST FOR PROPOSAL

SUBMIT LEASING PROPOSALS FOR

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 shops at 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 area per campus
- At least one book shop per campus
- Only 1 Doctor Office per campus proposal will be considered.
- Only 1 Dental Office per campus proposal will be considered.
- Only 1 space per campus for a Physiotherapist will be accommodated.
- Retail Resellers and Boutiques
- Beauty salon or Barbershop
- eCommerce Retailers
- Driving school services

2.2 Schedule of Available Shops

Auckland Park Kingsway Campus - (APK)

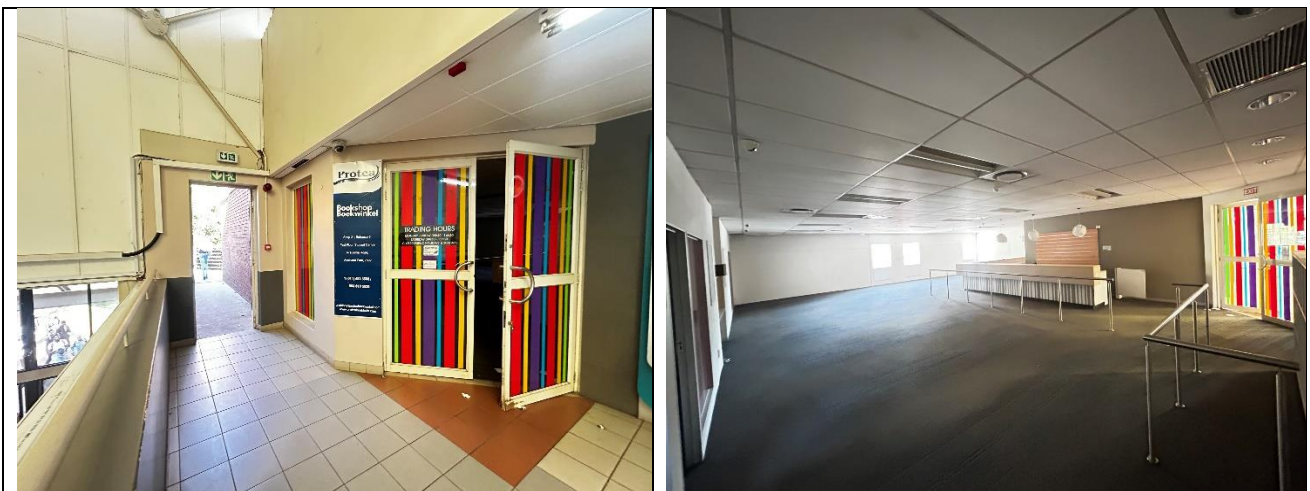
R6,200 pm
62m² Retail To Let - Shop 01



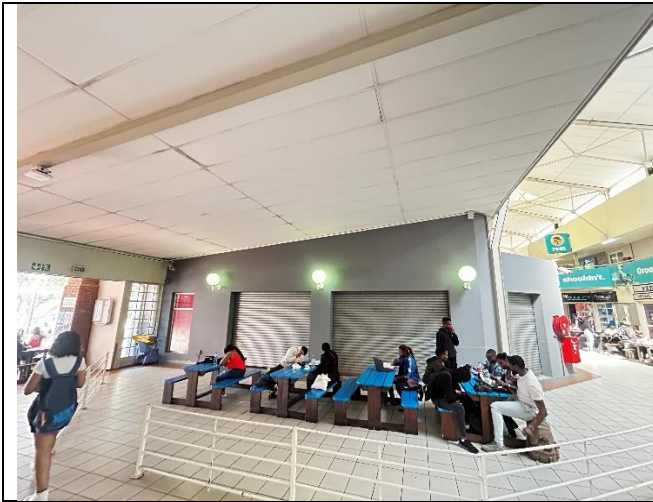
R7,000 pm
70m² Office To Let - Shop 02



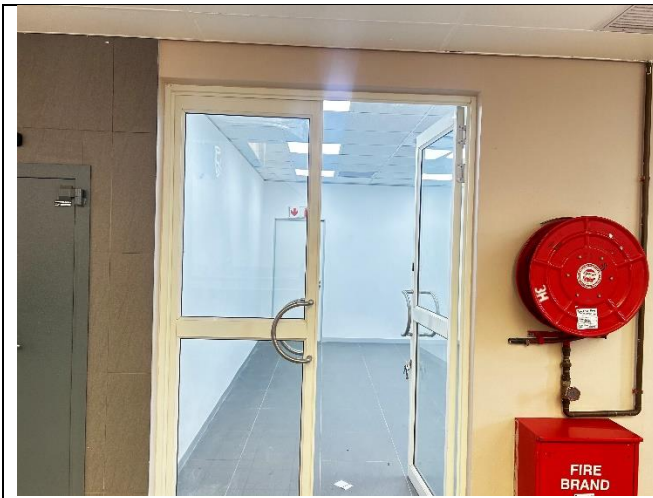
R20,000 pm
200m² Office To Let - Shop 03



R7,500 pm
67m² Retail To Let - Shop 04

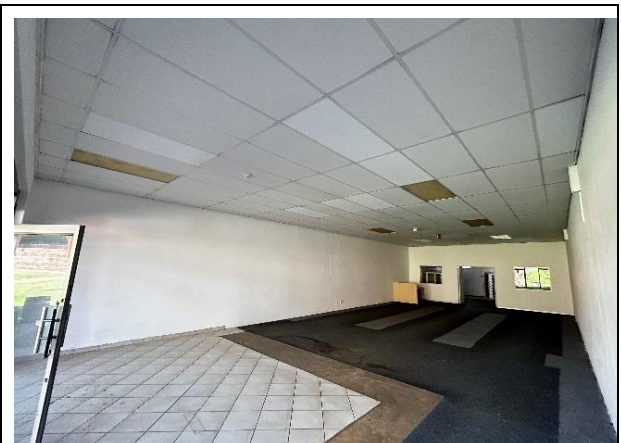


R7,000 pm
70m² Office To Let - Shop 05



Auckland Park Bunting Campus - (APB)

R10,050 pm
134m² Retail/Entertainment Area to Let - Shop 06



R3,975 pm
53m² Retail/Office to Let - Shop 07



Doornfontein Campus (DFC)

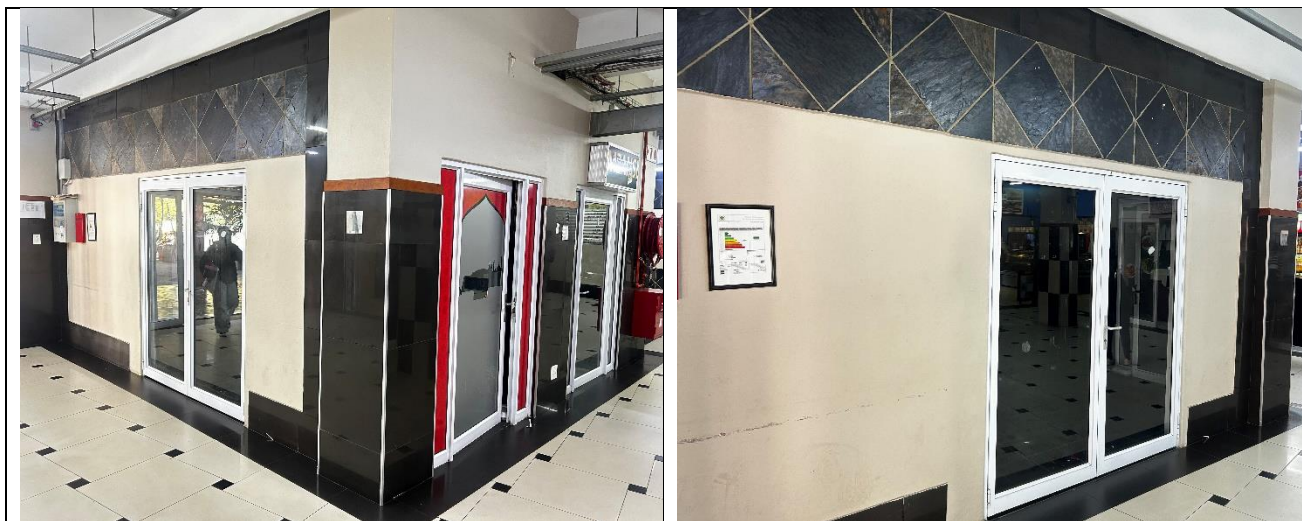
R1,372 pm
9.8m² Retail/Office To Let - Shop 08



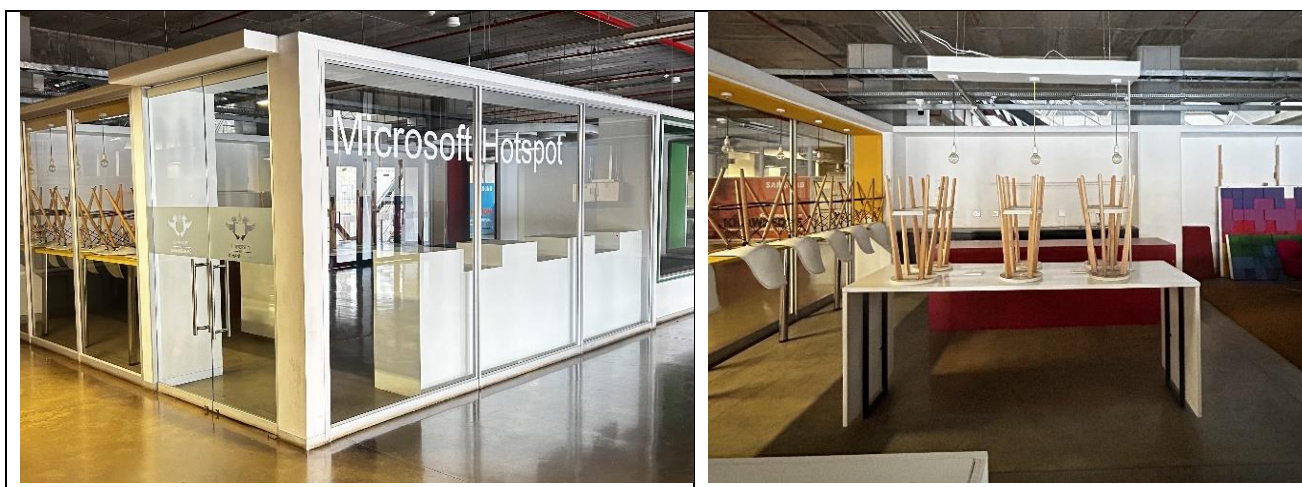
R3,920 pm
28m² Office/Retail to Let - Shop 09



R4,200 pm
30m² Retail To Let - Shop 10

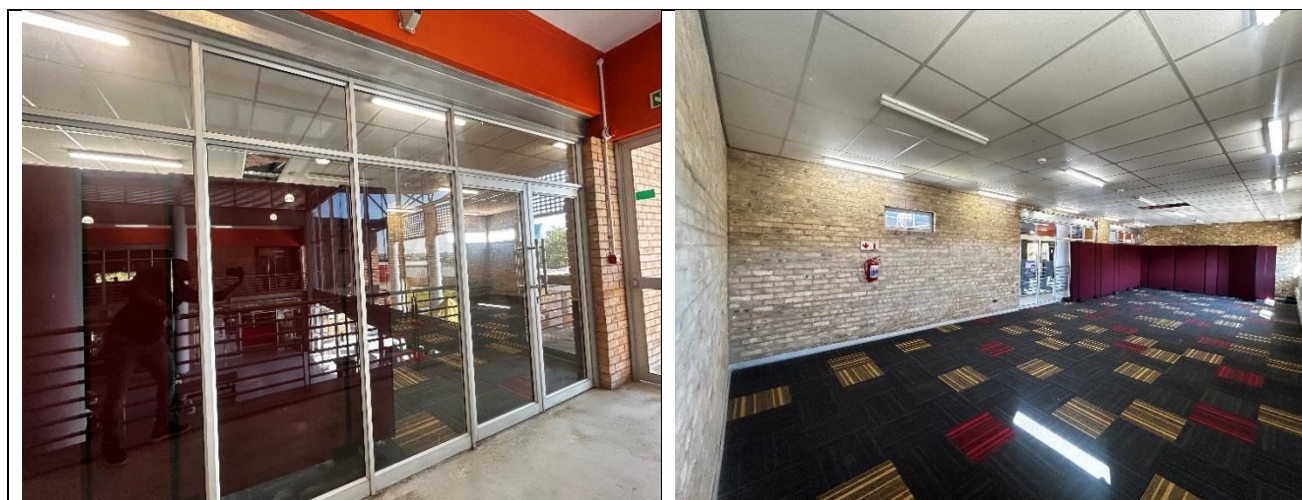


R6,444 pm
53.7m² Retail To Let - Shop 11



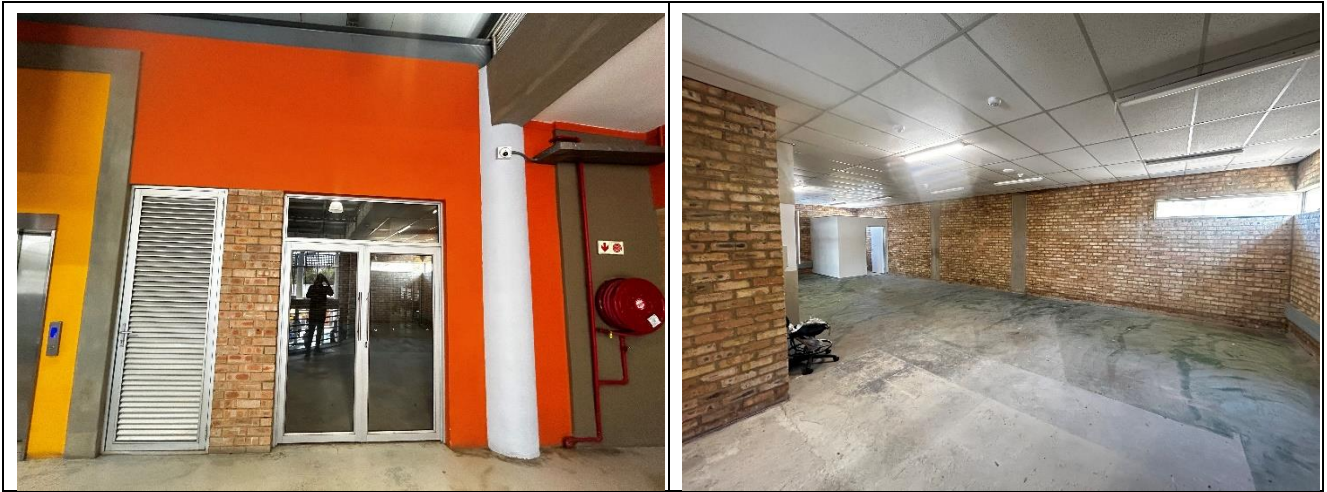
Soweto Campus (SWC)

R8,700 pm
87m² Office/Entertainment Space To Let - Shop 12



R8,800

88m² Office To Let - Shop 13



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.
- Adhere to recyclable packaging

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 of Johannesburg.

8. Contractual Agreement

The successful tenants will sign leases for a fixed period of 3 years with a 1-year option to renew period, with the University of Johannesburg as compiled by the Client and the Department of Corporate Governance of the University.

9. Documentation Required

- Certificate of acceptability
- Certificate of compliance
- R638 Training Certificate (for food premises)
- Pest control certificate
- Fire extinguisher certificate
- Extractor service certificate
- Employee training records
- Employee code of conduct handbook

Closing Date

YOUR REQUEST FOR PROPOSAL AND SUPPORTING DOCUMENTATION
MUST BE SUBMITTED BY NO LATER THAN **Friday, 28 June 2024**

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

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

LATE SUBMISSIONS WILL NOT BE CONSIDERED.