

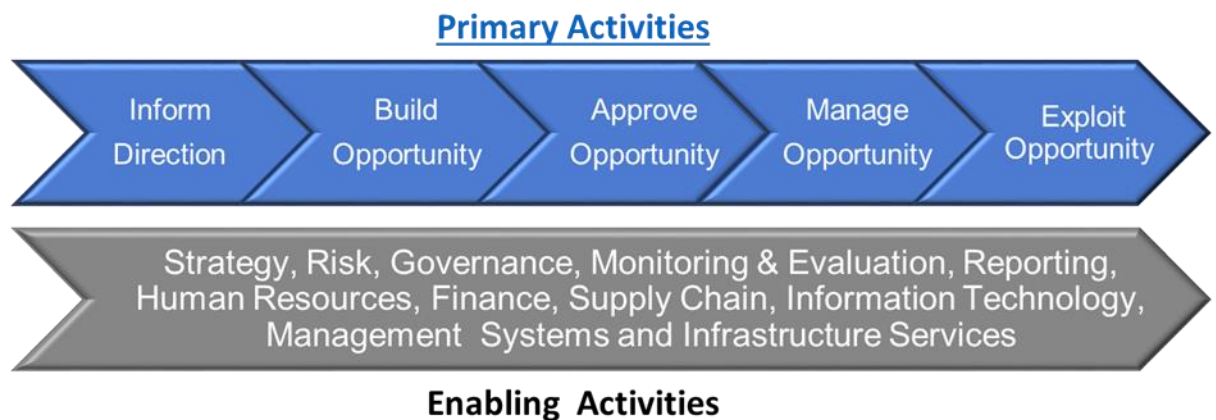
REQUEST FOR INFORMATION: TIARFI007/2025
THE PROVISION OF OFFICE SPACE AND LABORATORY RENTAL FOR BIOPROCESSING
PLATFORM IN KWA ZULU NATAL

RFI No.:	TIARFI007/2025
DESCRIPTION:	THE PROVISION OF OFFICE SPACE AND LABORATORY RENTAL FOR BIOPROCESSING PLATFORM IN KWA ZULU NATAL
METHOD OF SUBMISSION:	e-mail address: mapule.msiza@tia.org.za and please write reference <u>TIARFI007/2025</u> on the subject line.
ISSUED DATE	29 August 2025
CLOSING TIME AND DATE:	11 September 2025
COURIERED DOCUMENTS:	Will be accepted
CONTACT PERSON:	mapule.msiza@tia.org.za and please include: <u>TIARFI007/2025</u> on the subject line.
Period	Please provide information to lease for a 3-year period with option to extend for additional two (2) years.

1. INTRODUCTION

1.1 The National System of Innovation in South Africa is still very young and fragmented and the flow of technology and information amongst people, enterprises and institutions is limited. The inability of academic research to reach the market as products and services is limiting economic development especially about technology innovation.

1.2 Technology Innovation Agency (TIA, organisation) an entity of the Department of Science, Technology and Innovation (DSTI) was established in terms of the TIA Act (Act No. 26 of 2008), with the objective to stimulate and intensify technological innovation in order to improve economic growth and the quality of life of all South Africans by developing and exploiting technological innovations, as the value chain depicted below.



1.3 The purpose of this document is to request proposals for an existing and available building for the Bioprocessing Platform. We are interested in leasing the property for three years, with an option to extend for additional two years. The proposal should include detailed information about the property's current condition, available facilities, and any potential modifications required to meet our operational needs. Additionally, we request an outline of the leasing terms, including costs, maintenance responsibilities, and any restrictions that may apply. We also request information on any additional services provided, such as security, utilities, and IT infrastructure. Please include a timeline for the availability of the property and any relevant certifications or compliance requirements.

1.4 The Bioprocessing and IDR Platforms are a strategic investment of the Technology Innovation Agency whose mandate is to offer technical and infrastructure support to projects and entrepreneurs with the aim of lowering the barrier of entry to the market. To respond to this mandate, the Platform is required to render services which require specialised laboratory equipment, environment and infrastructure

1.5 The following required specifications are outlined to enable the service providers to assess and provide TIA with proposals:

- 9 Offices
- 2 Meeting rooms/ Boardrooms
- 13 rooms for Laboratories
- 1 Cryo room (properly ventilated)
- 1 chemical storeroom
- 1 consumable storeroom
- 1 washroom
- 1 cold room
- 1 Server Room
- 1 Kitchen
- At least two ladies' restrooms, each with two cubicles and a shower, and at least two gents' restrooms, each with two cubicles, two urinals, and a shower (there should also be a paraplegic toilet)
- 20 Parking bays for Staff and Visitors

1.6 The office space should have the following:

- **Gas lines with adequate manifold for provision of specialist gases to laboratories i.e. LPG, nitrogen, Synthetic air, acetylene etc.**
- Air conditioning systems
- High voltage electrical distribution
- High pressure and high-quality steam supply
- Industrial wastewater treatment
- Fire water reticulation system

•

2. TOTAL SURFACE AREA

The estimated total surface areas required for the Gross Leasable Area (GLA) of the building measuring at:

Office and laboratories Space: 850m²,.

Parking Space: Parking bays calculated on 20 for staff including visitor parking.

3. OTHER REQUIREMENTS

- The building should be closest to major public transport routes e.g. Metro bus routes, and railway stations.
- The location of the office park/building should be in a safe, visible and easily accessible.
- Availability of Information Technology Infrastructures such as Fibre cable and Telkom ADSL infrastructure
- Accessible to South African Research and Education Network (SAREN);
- Branding rights for a strong Bioprocessing Platform identity and high visibility from street and sidewalks both exterior and interior.

4. REGULATORY AND ENVIRONMENTAL CONDITIONS

The building is required to comply with all regulatory and environmental requirements:

- Certificate of Occupancy (COO).
- Electricity Certificate of Compliance (COC)
- The Occupational Health and Safety (OHS) certificate.
- Emergency Assembly Point should be available
- A Fire Certificate of Compliance (COC).
- Paraplegic ramps

5. Enquiries & responses

All communication and attempts to solicit information of any kind relative to this request for information should be submitted in writing to mapule.msiza@tia.org.za with “ **TIA/RFP001/2025:** The Provision of Office Space and Laboratory Rental for the Bioprocessing on the subject line

6. Proposal submission

All proposals are to be submitted in a format specified in this RFP(if applicable). However, one is welcome to submit additional / alternative proposals over and above the originally specified format.

7. Pricing template

Office requirements for a 3-year lease with option to extend for additional two (2) years:

Item No.	Description	Specification	Cost including VAT
7.1	Office Size	<ul style="list-style-type: none"> - Gross Rentable Office Area Building 28-Laboratory - Gross Rentable Office Area Building 29 Offices 	
7.2	Property Grade	A / B Grade as per South African Property Owners Association (SAPOA) specifications.	
7.3	Rates per square metre (M ²)	Price amount per square metre (M ²)	
7.4	Escalation annual percentage	Indication annual escalation percentages	

Item No.	Description	Specification	Cost including VAT
7.5	Tenant installation allowance	Repair and maintenance of the office	
7.6	Monthly Operational Cost	Building maintenance and repairs	
7.7	Physical Security cost	Access control	
7.8	Alarm and detection	Arm response	
7.9	Property Information	<p>The proposal should clearly outline the following: -</p> <ul style="list-style-type: none"> • Physical address, stand number, • Details of all partners to the offer, • Detailed rental option, • Tenant installation allowance, • Building layout drawings/ plans in CAD format Building • Insurance information tenants, • Provide names and detail of business 	
7.10	Parking Facilities	The proposal should have a detailed layout of the parking areas as detailed in functionality. A minimum of 20 on-site parking bays is required.	
7.11	Parking rates	Price amount per bay (undercover/open parking)	

Item No.	Description	Specification	Cost including VAT
7.12	Security	The proposal should clearly outline the provision of security of the building: Access control into the building Armed Response Alarm System	
7.13	Maintenance	Building must comply with the required standards, OHS etc.; and should have Firefighting equipment in terms of the Fire Requirements such as extinguishers, fire hoses, fire escape doors and smoke detectors etc) and these should be maintained and serviced regularly by the Landlord.	

DISCLAIMER

This RFP is a request for information only and not a business offer; answers to it must not be construed as acceptance of an offer or imply the existence of a contract between the parties. By submitting this information, suppliers shall be deemed to have satisfied themselves with and to have accepted all Terms & Conditions of this RFI. The TIA makes no representation, warranty, assurance, guarantee or endorsements to the suppliers concerning the RFI, whether with regard to its accuracy, completeness or otherwise and the TIA shall have no liability towards the supplier or any other party in connection therewith.