

RFP179.2026 Tender Clarifications

Item	Questions	Responses														
1	Lease and occupation dates: Please confirm whether the lease is 48 months, from 1 January 2027 to 31 December 2030, or 54 months as stated in the pricing notes. Please also reconcile readiness by 30 November 2026 with availability from 1 January 2027 and confirm the timing of the rent-free beneficial occupation period.	• Contract Duration (lease period) spans 01 January 2027 through 31 December 2030. This constitutes a total duration of 48 months (correcting the 54-month figure previously stated as a footnote under the pricing schedule)). • Beneficial Occupation: Early access for beneficial occupation will take place between 01 December 2026 and 01 January 2027. The premises should ideally be made available on any date between 01 December and 10 December 2026.														
2	Space requirements: Table 1 states 1,500 m² plus 25%, described as approximately 500 m², to reach 2,000 m². Please confirm the required assignable area and GLA, also confirm the governing boardroom capacities and areas, accommodation for approximately 70 staff, and whether three or five pause areas are required. Table 2 prints 3 × 12 m² as 26 m².	• The Space required is approx. 2,000 m². • Of primary importance, bidders must adhere to the specific spatial requirements outlined in Table 2. In cases where all Tables 1 and 2 needs and requirements are met but a shortfall remains to get to 2,000 m², IFISA may accept the proposed space provided that there is substantive adherence to all other requirements in the bid. • Boardroom numbers and sizes are provided in items 16, 17 and 18 (Table 2) • Pause areas (item 27) should be read as 36 m², instead of 26 m²,														
3	Parking and distance measurements: Please confirm that the requirement is 70 ordinary covered bays, two lockup bays, three accessible covered bays, two covered bicycle/motorcycle allocations and 23 open bays. The inspection schedule also mentions 24 open bays. Should DBSA proximity be measured by public road or radius, and how are properties exactly 15 km from DBSA or 3 km from public transport scored?	Parking and distance measurements: The parking space requirements must be interpreted according to the specifications in Table 1. The physical inspection sheet to be used during the site visit will be updated accordingly to reflect these requirements. This is what is provided in Table 1: <table><tr><td colspan="2">Required Parking bays to be provided on site is made up of the following categories</td></tr><tr><th>Type of Parking</th><th>Quantity</th></tr><tr><td>Lockup</td><td>02</td></tr><tr><td>Undercover / covered</td><td>70</td></tr><tr><td>Open bays</td><td>23</td></tr><tr><td>Bays for persons living with disabilities (undercover/covered)</td><td>03</td></tr><tr><td>Motorbikes or Bicycle parking (undercover/ covered)</td><td>02</td></tr></table> Proximity Scoring Clarification: Proximity criteria must be interpreted as follows: A submission will be allocated 8	Required Parking bays to be provided on site is made up of the following categories		Type of Parking	Quantity	Lockup	02	Undercover / covered	70	Open bays	23	Bays for persons living with disabilities (undercover/covered)	03	Motorbikes or Bicycle parking (undercover/ covered)	02
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		points (each) if the proposed location is exactly 15 km from the DBSA offices and exactly 3 km from public transport.
4	Security: For standalone buildings, is the minimum staffing two day guards and two armed night guards, or one day guard and one armed night guard? Please confirm the division of responsibility between the landlord and IFISA for CCTV, associated screens, networking and access-control equipment.	Security services: The requirement is two guards per interval / shift. Please note that the provision in clause 4.3.10 has been amended and should be interpreted according to the requirements specified in clause 4.1.7. CCTV requirements: The Landlord is responsible for the full installation and maintenance of all CCTV equipment, cabling, and surveillance systems for both the interior and exterior of the building including the parking space, this further includes the availability of associated screens. Additionally, the Landlord shall manage the CCTV systems and the central control room. In the event of a security breach or an official investigation, IFISA may request relevant surveillance footage. The Landlord must provide high-quality footage within a reasonable timeframe following any such request. <i>Item 40, bullet 6 in Table 2 must be read as clarified above.</i> Network and access control: Clauses 4.3.3, 4.3.4, 4.3.10 expect the landlord to provide networking and access control equipment. The Landlord shall provide all networking and access control infrastructure, with the exception of the server, which will be supplied and installed by IFISA. The Landlord must ensure that the server (in the server room) is able to connect to and functional with appropriate power and network connectivity. Access control equipment and card reader system used by DBSA is <i>Gallagher security solutions</i>. For a standalone building or an exclusive IFISA entrance, the Landlord must install a <i>Gallagher</i> security card reader, code generating system or biometrics system. In a shared facility without exclusive entrance, the Landlord's existing security system must be capable of generating detailed access logs (identifying personnel entry and exit times) for IFISA's review and utilization. The IFISA-occupied zone must possess relative security autonomy, accessible only through secure access control measures.

5	Power and fibre: Please confirm the load that must be supported for five hours and the required commitment letters for backup power and metering, as those eligibility rows repeat water-supply wording. Is existing fibre and a provider confirmation letter compulsory at closing, or may an installation undertaking be accepted?	• Multi-Tenant Conditions: If the proposed property is a shared facility, the bidder must submit a written commitment letter at tender closure. This document must specify the method of utility consumption calculation (such as sub-metering or any proposed method) to guarantee that IFISA is billed exclusively for its own consumption and is not disproportionately loaded with other tenants' water and power costs. • Single-Tenant Conditions: In the event that the proposed building is occupied solely by IFISA, this metering or commitment letter is not needed. • Regarding fibre installation, an official installation undertaking is also acceptable at tender closure.
6	Furniture: Please confirm whether installation is required within seven days of award/before contract signing or within 14 days after SLA signing. Please confirm the evidence required for a furniture supplier letter of intent to qualify for the full functionality points.	Clause 4.3.11 prevails the bidder must indicate that office furniture will be provided within 14 days after signing of SLA. Table 5 (Physical inspection) must be read to mean 14 days, not 7 days.
7	EV charging: Please confirm the required connector, AC/DC arrangement and charging capacity, as Type 2, CCS and 7.4/11/22 kW are listed together.	EV Charging Standards: The mandatory standard is a Type 2 charger supporting capacities of 7.4 kW, 11 kW, or 22 kW, unless the property is already equipped with a Combined Charging System (CCS) infrastructure
8	Pricing: Please confirm how disclosed annual escalation operates alongside the fixed-price/no-escalation wording. Which charges may be recovered separately, particularly rates, taxes, water, electricity and generator fuel? Please clarify	• Inclusions (Column G): Price escalation, property levies, maintenance costs, furniture, improvements, insurance et al must be built into the pricing proposal in Column G. • Recoverable Costs: Municipal Rates and Taxes, water, electricity, generator fuel, sewer, and fire charges are recognized as recoverable costs driven mainly by consumption. The Landlord will bill IFISA on regular basis. • Deposits: IFISA will not pay upfront deposits; all costs must be consolidated into the monthly rental. • VAT Liability: Non-VAT-registered bidders must observe statutory tax thresholds. If bidder's projected annual rental turnover triggers VAT registration liabilities, DBSA will not pay VAT on the bidder's behalf. The bidder must absorb all associated SARS implications.

		Totals in Columns H–M serve a purely comparative function. The actual contract billing relies on Column G and the final total in Column N.
9	Eligibility evidence: Are three lease reference letters compulsory or a scoring requirement? Whose experience and briefing attendance may be relied upon for a mandated bidder or JV? How is an older building refurbished within ten years scored? Please also clarify applicable CIDB requirements for fit-out subcontractors and which electrical, plumbing and fire certificates must accompany the bid.	All information in Table 4 is not for points scoring. For Joint Venture submissions, the combined relevant experience of all JV partners will be used collectively for functionality scoring. A proposed building that is older than 10 years, which is not Grade P or Grade A, will automatically score zero (0) points for functionality score. This should not be read to mean the building has been rejected in the Eligibility criteria (Step 1). Bidders must strictly adhere to CIDB prescripts and all other statutory requirements. Please note that IFISA maintains no direct control or influence over the selection of sub-contractors appointed by the bidder to execute the remaining works outlined in the scope. Valid electrical, plumbing, and fire compliance certificates must be submitted as per Clause 8 (Conditions of Award).
10	Administrative instructions: Please confirm 120 versus 90 days' bid validity; Annexure I versus J for technical evidence; and whether the detailed 80/20 evaluation takes precedence over the earlier lowest-price wording.	Please note that the validity period is 120 days as stated in the tender document. The preference points applicable for this tender is 80/20
11	Please advise how supporting supplier/insurer quotations containing prices should be separated between the two folders.	Please note that everything that is price related must in a separate folder.) I.e. Form of Offer and price schedule). All other documents must be in the technical folder i.e. SBD forms, technical proposal, BBBEE certificates, CSD documents and other document must be in another folder.