



RFI NUMBER:	RAF/2025/00031
DESCRIPTION:	REQUEST FOR INFORMATION: THE ROAD ACCIDENT FUND (RAF) SEEKS TO APPOINT A SERVICE PROVIDER FOR THE LEASING OF OFFICES SPACE FOR THE DURBAN AND CAPE TOWN REGIONAL OFFICES FOR A PERIOD OF FIVE (5) YEARS.
PUBLISH DATE:	05 SEPTEMBER 2025
CLOSING DATE:	12 SEPTEMBER 2025
CLOSING TIME:	11:00 A.M.
COMPULSORY BRIEFING SESSION	N/A
RESPONSES MUST BE EMAILED TO:	bacsecretariat@raf.co.za
ATTENTION:	A. DANCA

BIDDER NAME:

BIDDING STRUCTURE

Indicate the type of bidding structure by marking with an 'X':	
Individual bidder	
Joint venture	
Consortium	
Using subcontractors	
Other (property agent etc)	

If individual bidder, indicate the following:	
Name of bidder	
Registration number	
VAT registration number	
Contact person	
Telephone number	
Fax number	
E-mail address	
Postal address	
Physical address	

If joint venture or consortium, indicate the following: (To be completed for each joint venture/ consortium member)	
Name of joint venture/consortium members	
Registration number	
VAT registration number	
Contact person	
Telephone number	
Fax number	
E-mail address	
Postal address	
Physical address	

If using subcontractors, indicate the following:	
Name of prime contractor	
Registration number	
VAT registration number	
Contact person	
Telephone number	
Fax number	
E-mail address	
Postal address	
Physical address	

If joint venture or consortium, indicate the following:	
Name of prime contractor	
Registration number	
VAT registration number	
Contact person	
Telephone number	
Fax number	
E-mail address	
Postal address	
Physical address	

If using subcontractors, indicate the following: (To be completed for each subcontractor)	
Name of subcontractor	
Registration number	
VAT registration number	
Contact person	
Telephone number	
Fax number	
E-mail address	
Postal address	
Physical address	

ENQUIRIES

Enquiries regarding this Request for Information should be submitted via e-mail to:

Bid enquiries:

Ayanda Danca	bacsecretariat@raf.co.za
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Enquiries should reference specific paragraph numbers, where appropriate.

All questions/ enquiries must be forwarded in writing prior to the submission date.

SCOPE OF WORK:

1. BACKGROUND OF THE RAF

The Road Accident Fund (RAF) is a schedule 3A public entity established in terms of the Road Accident Fund Act, 1996 (Act No. 56 of 1996), as amended. Its mandate is the provision of compulsory social insurance cover to all users of South African roads, to rehabilitate and compensate persons injured as a result of the negligent driving of motor vehicles in a timely and caring manner, and to actively promote the safe use of our roads.

The customer base of the RAF comprises not only the South African public, but all foreigners within the borders of the country. The RAF head office is in Centurion and RAF intends to establish Customer Experience Centres (CEC) in each province in the country.

2. SPECIAL INSTRUCTION TO BIDDERS

- 2.1 The service provider must be an eligible, registered Service Provider in terms of the applicable laws of the Country and included in the National Treasury Central Supplier Database.
- 2.2 It is expected of bidders to have their Tax matters in order when the proposals are submitted.
- 2.3 Companies or Director that are included on the National Treasury register for Restricted Suppliers and/ or Tender Defaulters will be automatically disqualified from the process.

3. BACKGROUND OF THE BID

The Road Accident Fund (RAF) requires leasing of office spaces for the regions listed below:

3.1 Durban Regional Office - The requirements are for a minimum of Grade B office accommodation of a minimum of 7200m² (usable area) and a total of 8000m² (gross lettable area), of which approximately 400m² must be on ground floor for Client Service Centre (CSC), located in the Durban CBD for a period of five (5) years with a minimum of two hundred and thirty (230) secure parking spaces.

3.2 Cape Town Regional Office - The requirements are for a minimum of Grade B office accommodation of a minimum of 6000m² (usable area) and a total of 6 500m² (gross lettable area), of which approximately 300m² must be on ground floor for Client Service Centre (CSC), located in the Cape Town CBD for a period of five (5) years with a minimum of one hundred (120) secure parking spaces.

Grade B buildings as defined by SAPOA:

- Are generally older buildings, but accommodation and finishes are close to modern standards because of refurbishments and renovation from time to time.
- Air conditioning and on-site parking or bays dedicated to the building is essential.
- Minimum ceiling height, less flexible floorplates. Modest landscaping with minimal exterior space.

4. REQUIREMENTS

The requirements are listed below:

4.1. The lease agreement

- 4.1.1. The lease will be for a 5-year period.
- 4.1.2. A detailed costing (schedule) must be provided (Cost for rental space, Parking, Storage, any other cost/s)
- 4.1.3. The rental rates per square meters must be in line with SAPOA rates for the area and escalation may be aligned to annual CPI.

4.2. The requirements for the area include:

- 4.2.1 Spaces on offer to be located in the CBD (Durban and Cape Town CBD) or immediate surrounding area preferably within a 1.5 km distance.
- 4.2.2 Near public transport routes/nodes, preferably within 1.5 km walking distance of the space on offer.
- 4.2.3 Safely accessible by staff.

4.3. The requirements for the building include:

- 4.3.1 The space on offer must be an existing building (completely built structure)
- 4.3.2 Minimum of Grade B (as defined by SAPOA).
 - Are generally older buildings, but accommodation and finishes are close to modern standards because of refurbishments and renovation from time to time.
 - Air conditioning and on-site parking or bays dedicated to the building is essential.
 - Minimum ceiling height, less flexible floorplates. Modest landscaping with minimal exterior space.

- 4.3.3 Energy efficient building will be preferred
- 4.3.4 The building must have access for people living with special needs/disability (e.g. handrails and wheelchair ramps, ablutions) at the time of occupation – all for the Landlord's cost.
- 4.3.5 Office space to be on consecutive floors preferably from the ground floor up.
- 4.3.6 Entrance and exit to the office space must make provision for access control and be suitable for staff, clients and service providers.
- 4.3.7 Buildings with fewer support columns in the usable space will be preferred.
- 4.3.8 Buildings with good natural to artificial light ratio.
- 4.3.9 The building must be free of defects or issues e.g. water leaks, pest infestations, cracks, damp, etc.
- 4.3.10 The building must be ready for inspection should the bidder be successful.
- 4.3.11 Legible to scale floor plans must be submitted with the area to be let clearly demarcated.
- 4.3.12 The Certificate of Occupation and all Certificates of Compliance must be available at the time of occupation.

4.4. The requirements for building systems/services include:

- 4.4.1 The office accommodation must be air-conditioned and ventilated as per Grade B buildings. HVAC system in place must be maintained and record of servicing must be provided on request at the time of occupation.
- 4.4.2 Extraction facilities to be functional in all ablutions and enclosed areas, inclusive of basement parking and storerooms at the time of occupation.
- 4.4.3 Back up water supply in case of municipal water disruption sufficient for 72-hour supply functional at the time of occupation.
- 4.4.4 Geyser 150/200L providing hot water to ablutions and kitchen/pause areas.
- 4.4.5 Back-up power must be provided in case of load shedding or power outages. Noise level when generator is running must be considered in placement. Generator should have 40% spare capacity.
- 4.4.6 Uninterrupted Power Supplies (UPS) with spare capacity must be installed to prevent damage to IT and electrical equipment in the event of power failure or interruption in the supply of electricity.
- 4.4.7 The space(s) on offer must have its own dedicated electric distribution board(s) and an up-to-date existing Electrical Certificate of Compliance (COC) must be available at inspection (should the building be selected).

- 4.4.8 Double tier/compartment power skirtings to interior perimeter and internal brick/concrete walls.
- 4.4.9 The space occupied by the RAF must be fitted with a dedicated electricity supply meter. This will ensure that consumption is monitored, and readings can be compared to the monthly accounts for electricity.
- 4.4.10 The accommodation must have existing fire detection and prevention services and make provision for these in compliance with Part T of SANS 10400.
- 4.4.11 Ventilated ablution facilities for males and females, inclusive of facilities for the disabled in accordance with SANS 10400 Parts P and S, must be available and in good working condition.
- 4.4.12 All ablution facilities to comply with applicable legislation both in size and quantity and be located on all floors.
- 4.4.13 In multi-story buildings lifts and escalators must be maintained and service records must be provided upon request.

4.5. The requirements for health and safety include:

- 4.5.1 All safety equipment must be serviced and up to date (e.g. firefighting equipment, First Aid box) as per legislative requirements.
- 4.5.2 All requirements in terms of the OHS Act must be complied with.
- 4.5.3 All building systems must have been serviced as per the original equipment manufacturer (OEM) requirements in line with relevant legislation (electrical, HVAC, Fire, etc.)

4.6. Interior finishes requirements:

- 4.6.1 Area to be fully perimeter enclosed (including ceiling voids), secure, lockable with a single point of entry/exit except for the mandatory emergency exits.
- 4.6.2 If the area is bound by any façade/building perimeter walls with openings, all openings must be secured with burglar bars, irrespective of height above ground level.

4.7 The requirements for security:

- 4.7.1 Power in ceiling spaces for future camera installations
- 4.7.2 Power points in reception for vertical and baggage scanners in reception area.

4.8 ICT Requirements:

- 4.8.1 Provision for routing of data cables, etc. to be made in the ceiling voids, cable trays, ducts and walls.
- 4.8.2 A centrally located enclosed and lockable rooms to be utilized as an ICT server and hub rooms with ample artificial light and mechanical cooling and ventilation – no windows/perimeter openings permissible.
- 4.8.3 Provide dedicated power and surge arrestors, normal plugs 4x4 and Uninterrupted Power Supply (UPS) to hub/server room(s).

4.9 Requirements for Marketing purposes:

- 4.9.1 The landlord must be willing allow the following:
 - Building wraps
 - Television advert shoots
 - Bathroom posters, digital mirror screens, wall mounted digital screens/monitors in reception and pause areas and branding in lifts.
 - Information kiosk in the reception area

4.10 Landlord must provide:

- 4.10.1 The lessor must draft the office lay-out submission drawings and submit to the City Council for approval and for a Certificate of Occupancy and provide RAF with same in digital format.
- 4.10.2 The lease will provide for a Service Level Agreement (SLA) between the lessee and lessor, with specific timelines for all calls related to the obligations by the lessor.
- 4.10.3 The lease offered must provide for air-conditioning and maintenance thereof as part of the lease.
- 4.10.4 If the building is fitted with a lift and/or escalator the landlord must maintain the lift and/or escalator.
- 4.10.5 All exterior windows and glazed doors must be washed bi-annually.
- 4.10.6 Ensure maintenance of the building at all times in line with the SLA.
- 4.10.7 Maintain all garden areas and keep the campus clean of debris.
- 4.10.8 The expectancy is that the let area will remain at Grade B level for the duration of the lease.

The space must include as a minimum the following:

- 1200mm x 600mm suspended ceiling grid/hangers and Ts throughout.
- double tier cable trays in the ceiling void(s)
- drop-in energy efficient light fittings (350 lux) to match suspended ceiling grid module in compliance with Part O of SANS 10400 with switches in convenient locations.
- double tier power skirting to all perimeter walls and brick or concrete interior walls.
- made good and primed columns, perimeter and permanent walls, ready to receive final finish i.e., paint and wallpaper.
- air conditioning/HVAC in compliance with Part V of SANS 10400
- existing fire detection and prevention measures in compliance with Parts T and W of SANS 10400, i.e. fire hose reels, fire extinguishers in key positions, etc.
- Clean and sound screed ready to receive new floor finishes i.e., loose lay carpet tiles, vinyl flooring, full bodied porcelain tiles.

4.10.9 Keep all sewerage pipes, balcony drains, water traps and wastewater drains, as applicable, on the Premises, free from obstruction and blockage and shall remove, at his/her/its cost any blockage or obstruction therein.

4.10.10 Keep the electrical, water and air conditioning installations in good working order and condition, fair wear and tear excepted, and shall not make any additions or alterations to these installations without warning and approval.

4.10.11 Premises must be fumigated before occupation and once every quarter thereafter.

4.10.12 Adequately maintain and where necessary repair and/or replace at his/her/its cost, glazing, windows, burglar alarms, automated gates/garage doors and sprinkler systems, painting outside of building, roof leaks, fixtures damaged by roof leaks, burst pipes and aircons as detailed in the SLA other than where any damage is caused by the deliberate and/or negligent actions or omissions of the RAF or his/her/its invitees, in which event it shall be the RAF's responsibility.

4.10.13 The Landlord shall be responsible for any maintenance, repairs or replacement, as necessary, because of fair wear and tear in respect of any of the aforementioned items.

4.11 Special Permissions

4.11.1 Approval for exterior and shop fronts signage and branding must be granted.

4.11.2 Approval to allow vending machines on site.

4.11.3 The lease offered must provide the RAF with right of first refusal of additional space/lease renewal.

4.12 The requirements for parking include:

- 4.12.1 Preferably two hundred and thirty (230) covered and secure on-site parking bays for Durban. Alternately a minimum of eighty (80) covered and secure on-site and one hundred and fifty (150) within a 1km walking distance of the space on offer.
- 4.12.2 One hundred and twenty (120) covered and secure on-site parking bays for Cape Town. Alternately a minimum of sixty (60) covered and secure on-site and sixty (60) within a 1km walking distance from the space on offer.
- 4.12.3 For Durban, six (6) of the onsite bays should cater for people living with disabilities must be in accordance with municipal by-laws and applicable legislation/standards as contained in Part S of SANS 10400. Confirmation of which should be included in the proposal.
- 4.12.4 For Cape Town, three (3) of the onsite bays should cater for people living with disabilities must be in accordance with municipal by-laws and applicable legislation/standards as contained in Part S of SANS 10400. Confirmation of which should be included in the proposal.
- 4.12.5 RAF should be given right of first refusal to any additional parking that becomes available to the landlord during the lease period.
- 4.12.6 Parking requirements will be assessed annually and amended in accordance with RAF demand.

4.13 Tenant Installation

- 4.13.1 The lease offered must indicate the tenant installation allowance in terms of a rand value
- 4.13.2 The landlord to indicate if they are willing to carry out the tenant installation.

4.14 Location of the building

- 4.14.1 Kindly indicate the area that your building is located in:

Town	Indicate the building/s you are bidding for below:
Cape Town	
Durban	

NB: Bidders may bid for one or both offices

5. PRICING SCHEDULE FOR DURBAN REGIONAL OFFICE:

RAF Requirements

5.1 Name of Building: _____

5.2 Address of Building: _____

5.3 Contact Person for Property: _____

5.4 Who is letting the Property (Agent/Owner): _____

5.5 Did you attach the plans/drawings: _____

LINE-ITEM DESCRIPTION	BIDDERS RATES	GUIDE
Lease Period	5 Years	5 years
Annual Escalation %	_____ %	Indicate percentage per annum
Estimated Monthly Utilities	R _____	Per month
Office rental rate	R _____ per sqm x _____ sqm = R _____	Monthly cost
Parking rental rate	R _____ per bay x _____ number of bays = R _____	Monthly cost
Operational Cost	R _____ per sqm x _____ sqm = R _____	If applicable

Tenant Installation allowance	R_____	Allowance from the landlord considering the 5-year lease term.
Beneficial occupation	_____months	allowance considering the tenant installation (IT, connectivity etc.)
Tenant installation	(YES/NO) _____	Is the bidder willing to carry out the TI on behalf of RAF according to RAF requirements.
Rental Deposit	R_____	Indicate rental deposit if required
Any other cost/s		The bidder to include any other cost/s that the tenant will be liable for

- a. You may submit the rates on your company letterhead or a separate attachment.
- b. NOTE: All prices must be VAT inclusive and must be quoted in South African Rand (ZAR).
- c. This RFI is not a solicitation and that there are no commitments with respect for future purchases or contracts.
- d. Bidders must provide a breakdown of cost of the required information where applicable

6. PRICING SCHEDULE FOR CAPE TOWN REGIONAL OFFICE:

RAF Requirements

6.1 Name of Building: _____

6.2 Address of Building: _____

6.3 Contact Person for Property: _____

6.4 Who is letting the Property (Agent/Owner): _____

6.5 Did you attach the drawings/plans: _____

LINE-ITEM DESCRIPTION	BIDDERS RATES	GUIDE
Lease Period	5 Years	5 years
Annual Escalation %	_____ %	Indicate percentage per annum
Estimated Monthly Utilities	R _____	Per month
Office rental rate	R _____ per sqm x _____ sqm = R _____	Monthly cost
Parking rental rate	R _____ per bay x _____ number of bays = R _____	Monthly cost
Operational Cost	R _____ per sqm x _____ sqm = R _____	If applicable
Tenant Installation allowance	R _____	Allowance from the landlord considering the 5-year lease term.

Beneficial occupation	_____months	allowance considering the tenant installation (IT, connectivity etc.)
Tenant installation	(YES/NO) _____	Is the bidder willing to carry out the TI on behalf of RAF according to RAF requirements.
Rental Deposit	R_____	Indicate rental deposit if required
Any other cost/s		The bidder to include any other cost/s that the tenant will be liable for

- e. You may submit the rates on your company letterhead or a separate attachment.
- f. NOTE: All prices must be VAT inclusive and must be quoted in South African Rand (ZAR).
- g. This RFI is not a solicitation and that there are no commitments with respect for future purchases or contracts.
- h. Bidders must provide a breakdown of cost of the required information where applicable