



REQUEST FOR INFORMATION

RFI NO: RFI/LOG/2022/2

RFI TITLE: Funding and construction on site owned by SABC at Riverside Park in Mbombela

This RFI calls for information on various funding and construction options of the Mbombela Broadcasting Centre on a site owned by SABC at Riverside Park.

RFI documents are obtainable from 04 May 2022 from the following websites:

- **SABC Website** <http://www.sabc.co.za/sabc/tenders>
- **E- tender portal** <http://www.etenders.gov.za>

Closing Date: 27 May 2022

For enquiries: E-mail: tenderqueries@sabc.co.za



**SOUTH AFRICAN BROADCASTING SABC SOC LIMITED
("The SABC")**

REQUEST FOR INFORMATION (RFI)

RFI NUMBER: RFI/LOG/2022/2

RFI TITLE: Request For Information on various available funding and construction options of the Mbombela Broadcast Centre on a site owned by the SABC, at Riverside Park.

EXPECTED TIMEFRAME

RFI PROCESS	EXPECTED DATES
RFI Advertisement Date	27 May 2022
RFI Available from	27 May 2022
Non – Compulsory Briefing Session	16 th May 2022 – Via Teams At: 09:00
Briefing session link	Click here to join the meeting
RFI Closing Date and Time	27 May 2022 Time: 12:00
Contact details	Rose Mahlaule MahlauleHR@sabc.co.za Nombulelo Ntozini NtoziniN@sabc.co.za

The SABC retains the right to change the timeframe whenever necessary and for whatever reason it deems fit.

PHYSICAL SUBMISSIONS: SABC's Tender Box
SABC Office
Radio Park
Henley Road; Auckland Park
Johannesburg

OR

Respondents interested in participating can register their interest by providing company name, contact person, telephone, cell number and email address to RFPSubmissions@sabc.co.za indicate RFI number on the subject line. This will ensure that any addenda and clarification to this RFI are communicated to all participants.

Submissions can also be made physically to the tender box at above mentioned address.

PDF Documents will be available on the SABC Website.

Please note that this is a Request For Information and not a Request For Proposal. No award will be made from this request.

REQUEST FOR INFORMATION:

1. DEFINITIONS

- 1.1 “**RFI**” - a request for information, which is a written official enquiry document encompassing all the terms and conditions of the information in a prescribed or stipulated form.
- 1.2 “**RFI response**” - a written response in a prescribed form in response to an RFI.
- 1.3 “**Respondent**” – any person (natural or juristic) who forwards an acceptable RFI in response to this RFI.

2. CONFIDENTIALITY

All information related to this Request for Information both during and after completion, is to be treated with strict confidence. Should the need however arise to divulge any information gleaned from the service which is either directly or indirectly related to the SABC, written approval to divulge such information will have to be obtained from SABC.

The Respondents must ensure that confidential information is maintained confidential; not disclosed to or used by any unauthorised person; so as to prevent any disclosure or unauthorised use with at least the standard of care that Respondents maintain to protect their own confidential information; only used for the purpose of considering and responding to this RFI; and not reproduced in any form except as required for the purpose of considering and responding to this RFI. Respondents must ensure that: access to confidential information is only given to those of its partners, officers, employees and advisers who require access for the purpose of considering and responding to this RFI; and those partners, officers, employee and advisers are informed of the confidential information section and keep that information confidential. This RFI remains at all times the property of the SABC. No rights other than as provided in this RFI and in respect of the confidential information are granted or conveyed to bidder/s

NAME OF Respondent: _____

PHYSICAL ADDRESS: _____

Respondent's contact person: Name : _____

Telephone : _____

Mobile : _____

Fax.: _____

E-mail address : _____

3. THE MANNER OF SUBMISSION OF THE RFI

- 3.1** Respondent shall submit RFI response in accordance with the prescribed manner of submissions as specified below.
- 3.2** Respondent shall submit one (1) electronic copy. Electronic copies may be e-mailed to: .
RFPSubmissions@sabc.co.za
- 3.3** All additions to the information documents i.e., appendices, supporting documentation, photographs, technical specifications and other support documentation covering suggested solutions etc. shall be neatly bound as part of the schedule concerned.

4. BACKGROUND

The SABC is considering different options for building and constructing a permanent Broadcasting Centre in Mbombela on a site the Corporation bought in 2006 at Riverside Park, Nelspruit. The site bought by the SABC, the Remaining Extent of Erf 33, its total area is measuring 9844m². As part of the process of developing the Mbombela Broadcasting Centre, the SABC is inviting service providers and developers to provide information on various funding and construction options available to the SABC. Firstly, the submissions should spell out clearly the estimated amount required for the construction of the Mbombela Broadcasting Centre, after scrutinising the current office space and broadcast requirements for this regional broadcasting centre, provided below in this document. Secondly, the submissions, should also reflect on the various funding options, sources available and making business sense to the SABC.

The Broadcasting Centre which will accommodate a total of 142 employees, should amount to a total building area of 1897m² for both the office space and the studios. A flexible work arrangement for the employees will be applied involving hot desking area for employees to plug in their computers and leave when they are done working, allowing the same workstations to be utilised by other employees.

Is it also a viable option to build your own offices, What are the market trends, and would you really recommend that the SABC goes ahead and build its offices on a site that belongs to the Organisation? What could be done with the part of the site that is not utilised after building only offices that the SABC requires now?

5. SCOPE

5.1 Building

The SABC requires funding and construction options of a building with a total area of 1897m², to be constructed on a site owned by the SABC at Riverside Park. The building should comprise of the following items:

Example of some offices is provide as Addendum at the end of this document.

5.2 Office space, studio, and other space requirements

Department	Office sizes 15/20/25m ²	hot desk provision	Boardroom 25m ²	Workshop	Storage	TOTAL m ²
News	2	14	1			205m ²
Ligwalagwala FM	7	12	1		1	275m ²
Logistics	3			1	1	50m ²
Finance	2					30m ²
HR	1					25m ²
Wellness (clinic)	1					15m ²
ROM	4					70m ²
Sales	1					15m ²
RTTO	4	3				125m ²
Security Office CCTV	1					15m ²
Document storeroom					1	15m ²
Cleaning storeroom					1	15m ²
Carwash	1					15m ²
Passages						220m ²
TOTAL OFFICE SPACE						1090m²

Broadcast Studios and common areas:

Facility name	Studio sizes in m ²	Details of area
3 x On Air studios – See Addendum A for photos.	Total 76	These areas should have lifted floors, extended ceiling heights, be acoustically treated (walls and doors) and air-conditioning fed via ducting to reduce noise with redundancy. These areas will have to be fire protected by a gas suppression system and power fed from a UPS and Generator system
Green room – See Addendum A for photos.	10	
Drama Studio – See Addendum A for photos.	55	
2 x Edit studios for Radio - See Addendum A for photos.	Total 22	
4 x Edit booths for Radio News - See Addendum A for photos.	Total 26	
Archive Studio - See Addendum A for photos.	15	
TV Studio - See Addendum A for photos.	70	
TV Green room - See Addendum A for photos.	12	
2 x Edit studios for TV - See Addendum A for photos.	Total 43	
TV Archive	18	
TV Camera 1	13	Normal Office space for Camera Persons with lockable shelving for storage of cameras
TV Camera 2	12	
Main Control - See Addendum A for photos.	30	These areas should have lifted floors, extended ceiling heights with cable trays, gas suppression fire system, air-conditioning with redundancy and power fed from a UPS and Generator system
Server Room - See Addendum A for photos.	20	
UPS room	16	
OB Stores	14	Strong room setup to enable safe keeping of equipment.
Media Library	50	Normal office space
Electronic Workshop	30	These areas should have lifted floors, extended ceiling heights with cable trays and power fed from a UPS and Generator system
Security Office	15	
Reception	100	
Toilets – Front	30	
Toilets – Rear	34	
Board Room	72	
Kitchen	10	
Strong room: Station	14	
TOTAL BROADCAST AREA IN M ²	807	

NB: A total area of 173.2m² should be provided for the plant room outside the offices.

Parking bays for staff and SABC fleet including OB vehicles:

Covered parking for employees and visitors [Covered & open]	50
SABC Fleet Covered parking bays	20
Covered Production vehicles parking (height with a limit of 3 meters)	5
Total number of parking bays	75

5.3 Other general requirements

- 5.3.1 The building must be situated in such a way that it complies with the **Critical Infrastructure Protection Act 8 of 2019 - NKP area which will among other things** require a perimeter fence.
- 5.3.2 Visibility of the building very critical.
- 5.3.3 Building to be accessible by public transport.
- 5.3.4 Chiller plant for centralised air-conditioning.
- 5.3.5 Building leaning towards broadcasting and possible to be equipped and fitted with studio and other broadcast infrastructure.
- 5.3.6 Generators to support the operations.
- 5.3.7 Building should comply with all applicable building regulations in South Africa.
- 5.3.8 Studio area's ceiling to be longer than a meter above the normal ceiling.
- 5.3.9 Building should also have good acoustics in the studio areas.

6. GENERAL INFORMATION

Contact Persons for Queries

Enquiries in respect of this RFI should be addressed to:

SCM Division

E-mail: tenderqueries@sabc.co.za

All queries to be e-mailed.

7. RFI SUBMISSION OF INFORMATION

SUBMISSION DETAILS:

RFI responses should be submitted to the below address at the tender box situated at the reception clearly marked:

Tender office

SCM Division

Radio Park Office Block
Cnr Artillery and Henley Road
Auckland Park, Johannesburg
South Africa

OR

Electronic copies may be e-mailed to: RFPSubmissions@sabc.co.za

Addendum A

On Air studios



Green Room Radio



Drama Studio



Edit Studios for Radio



Edit Booths for Radio News



Archive Studio



TV Studio



TV Studio



TV Greenroom



Edit studio for TV



Main Control



Server Room

