



African Reinsurance Corporation
Société Africaine de Réassurance

**REQUEST FOR PROPOSAL FOR THE ARCHITECTURAL DESIGN AND ANCILLARY
CONSULTING SERVICES FOR THE DEVELOPMENT OF THE PROPOSED AFRICA RE
CORPORATE HEAD QUARTERS BUILDING AT THE CENTRAL BUSINESS DISTRICT, ABUJA,
NIGERIA**

1. BRIEF

The African Reinsurance Corporation (Africa Re) is an international organization with Headquarters in Lagos, Nigeria. Africa Re has six regional offices in Abidjan (Côte d'Ivoire), Cairo (Egypt), Casablanca (Morocco), Lagos (Nigeria), Nairobi (Kenya), and Port Louis (Mauritius). In addition, Africa Re wholly-owns a Subsidiary in South Africa (Africa Re South Africa Limited) and a Retakaful company in Egypt (Africa Retakaful Company).

The Corporation is owned by 41 member states of the African Union (AU), the African Development Bank (AfDB), 111 African insurance and reinsurance companies in Africa and 3 leading global insurance and reinsurance groups.

The current headquarters of Africa Re is located in Lagos at 1679 Karimu Kotun Street, Victoria Island, Lagos, Nigeria.

Africa Re would like to relocate its head office to Abuja, Nigeria, the Federal Capital City of the Federal Republic of Nigeria, by developing a new building for its headquarters.

For that, it has already acquired a plot of land located at Plot No. 1572, Central Area, Cadastral Zone A00, in the Central Business District (CBD) of Abuja, adjoining the Federal Ministry of Finance.

2. INTRODUCTION

Africa Re is in the process of developing its Corporate Headquarters Building in the CBD of Abuja, Nigeria.

The project being contemplated will be

- Modern and outstanding in design to reflect the Corporate Image of Africa Re
- Different from the surrounding buildings
- High rise office building
- Adjustable open floors design
- With first class facilities
- Using sustainable material
- Protecting the environment
- Smart building
- Energy efficient
- Easily accessible by physically challenged persons
- Meeting high security standards
- Meeting standards that will ensure maximum return on investment.

3. SCOPE OF WORK

The role of the participating architectural firm is to present design concepts and ancillary consulting services for a high rise office building of between seven (7) to ten (10) floors and guided by the brief below:

S/N	DESCRIPTION	MINIMUM SPACE REQUIREMENT
1	Office accommodation for members of Management and staff to include reception and call out rooms, toilets, etc. on each of the floors	4,000 sqm

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2	1 Boardroom, 1 training room and 4 meeting rooms strategically located	500 sqm
3	Archive and library	700 sqm
4	Staff Canteen & kitchenette	300 sqm
5	Management canteen complete with kitchenette	150 sqm
6	Central stores	200 sqm
7	Data centre	100 sqm
8	Gymnasium and fitness centre	150 sqm
9	Generator house to accommodate 2 nos. 2000 kva generators complete with electrical panel rooms	150 sqm
10	Water and sewage treatment plant room	50 sqm each
11	Underground / surface diesel storage compartments to accommodate 100, 000 litres	50 sqm
12	Lift compartments and motor rooms to include access for physically challenges persons	50 sqm
13	Crèche for nursing mothers	50 sqm
14	Third party staff accommodation (security, janitors and maintenance team)	300 sqm
15	Adequate car park space to accommodate all occupants and visitors, at least as per the minimum requirements by FCT	200 car space
16	Allow for office spaces for future expansion	3,000 sqm
17	Space for a diplomatic shop sqm
18	Sick Bay	40 sqm

The above list of space requirements is indicative only.

The architectural design should be more accurate and proactive through the architect's own knowledge in modern office space management and discussions with Africa Re to assess its current and future needs.

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The submission should include:

1. One or more architectural design proposal(s)
2. A feasibility study which amongst other details will advise on:
 - Space to be used / developed as per land administration authorities
 - Expected rental income
 - Estimated payback period
 - Average running cost

4. ORGANIZED SITE VISIT AND INFORMATION TO PARTICIPANTS

Interested architectural firms will have the opportunity to collect information and ask Africa Re Officers relevant questions, including an organized site / plot visit as follows:

Request for Information & Clarifications: E-mail to **tender@africa-re.com**

Organized Site/Plot Visits in Abuja on **Tuesday 8th of January 2019**, with prior booking through **tender@africa-re.com** :

5. CONDITIONS FOR ELIGIBILITY

Invited architectural consulting firms are required to have in their organizations, qualified Project Managers, Services Consultants (MEP) and Structural Engineers.

The firms are also to submit pre-qualification documents detailing their company's capabilities, evidence of registration with relevant professional bodies, cognate experience of practicing firm's partners and proven experience in modern office building design. Any claim on qualification, capabilities and experience must be evidenced and Africa Re given the right to contact the third parties.



In addition to the eligibility conditions above, the submissions must be accompanied with the following:

- Evidence of Company Registration with the relevant authorities in the home country and in Nigeria where applicable;
- Evidence of License to operate in the home country and in Nigeria in case foreign firms;
- Company's audited accounts for the last three years (2015-2017);
- Evidence of financial capability;
- Evidence of having successfully carried out similar design works within the last five years;
- Evidence of having provided consultancy and structural engineering services on similar works within the last five (5) years;
- Comprehensive company profile and organizational structure;
- Resumes and evidence of employment relationships / contracts of key Architects, Engineers & Project Managers to be deployed permanently and/or partially to the envisaged project;
- Evidence of availability of requisite and appropriate staff/skill for job;
- Indication of the financial institution (bank or insurance company) which is usually used for performance or advance payment guarantees
- In case of an international firm, evidence of local partnership.

6. SELECTION OF WINNING DESIGN CONCEPT

All proposals including soft copies (flash disks) with the name of the company on the reverse side shall be **submitted in three (3) copies** in sealed envelopes with the inscription "**Africa Re Head Quarters Building Design Proposal**" addressed to:

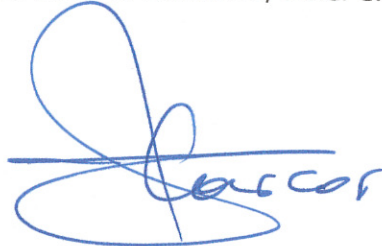
**THE GROUP MANAGING DIRECTOR / CEO,
AFRICAN REINSURANCE CORPORATION.
PLOT 1679, KARIMU KOTUN STREET, VICTORIA ISLAND,
LAGOS, NIGERIA**

Submissions shall be made on or before **Friday, 15TH of February, 2019.**

Shortlisted firms will be invited to defend their submissions before the Project Team and the winning design decided.

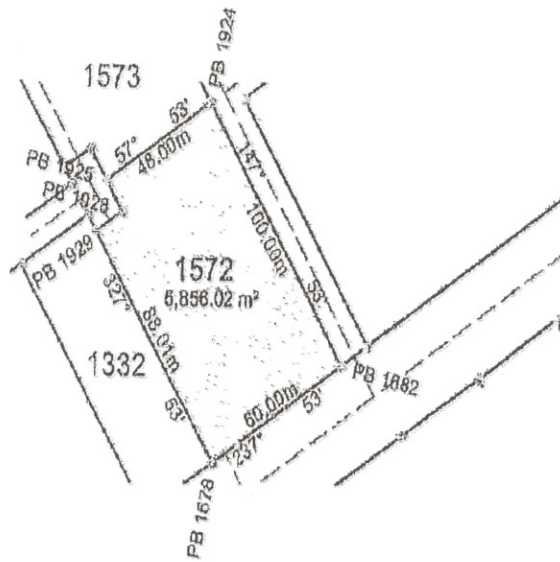
Africa Re shall enter into a contract with the firm with the winning design and the adequate qualifications, capabilities and experience to act as Project Architects, Project Managers, Mechanical, Electrical & Plumbing Engineers and/or Interior & Exterior Architects & Decorators.

At the sole discretion of Africa Re, other shortlisted designs / participants may be awarded a prize.



Corneille Karekezi
Group Managing Director/ CEO

SITE LAYOUT FOR THE PROPOSED AFRICA RE HEADQAUERTERS DEVELOPMENT AT



SCALE: 1:2500

SCHEDULE: AS DESCRIBED IN GRAPHICS ABOVE

BEACON No.		DIST	BEARING
FROM PB1929	TO PB1928	= 12.00m AT	57° 53'
FROM PB1928	TO PB1925	= 12.00m AT	327° 53'

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