



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 OFFICE
BUILDING AT MEGENAGNA, ADDIS ABABA, ETHIOPIA**

1.0 BRIEF

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

2.0 INTRODUCTION

Africa Re is in the process of developing its Contact office Building in the Megenagna neighborhood in Addis Ababa, Ethiopia

The project being contemplated will be high rise office building with first class facilities and meeting standards that will ensure maximum return on investment.

SCOPE OF WORK

The role of the participating consortium of Architectural & Engineering firm is to present design concepts for a high rise office building of ten (10) floors **with emphasis on open floor design concept** and guided by the brief below:

S/N	DESCRIPTION	MINIMUM SPACE REQUIREMENT
1	Office accommodation for members of staff to include reception and call out rooms, toilets etc. on each of the floors	2, 000 sqm
2	1 no. Boardroom and 2 meeting rooms strategically located	150 sqm
3	Archive and library	350 sqm
4	Staff Canteen & kitchenette	200 sqm

6	Central stores	100sqm
7	Data centre	50 sqm
8	Gymnasium and fitness centre	100 sqm
9	Generator house to accommodate 2 nos. 2000kva generators complete with electrical panel rooms	100sqm
10	Water and sewage treatment plant room	50sqm each
11	Underground/ surface diesel storage compartments	50sqm
12	Lift compartments and motor rooms	50sqm
13	Crèche for nursing mothers	50 sqm
14	Third party staff accommodation (security janitors and maintenance team)	200 sqm
15	Sickbay	50 sqm
16	Car park space to accommodate all occupants and visitors	100 car space
17	Allow for office spaces for future expansion	4000sqm

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 management and discussions with Africa-Re to assess its current and future needs.

The submission should include:

1. One or more architectural design proposal (s)
2. A feasibility study which amongst other details will advise on::
 - Expected rental income
 - Estimated payback period
 - Average running cost

CONDITIONS FOR ELIGIBILITY

Invited architectural consulting firms are required to have in its organization Project managers, service and structural engineers.

The firms are also to submit pre-qualification documents detailing their company's capabilities, evidence of registration with relevant professional bodies in Ethiopia, cognate experience of practicing firm's partners and proven experience in modern office building design.

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

- Evidence of Company Registration with the relevant authorities in Ethiopia
 - The Company's audited accounts for the last three years (2016-2018).
 - Evidence of financial capability
 - Evidence of having successfully carried out similar design works within the last five years.
 - Comprehensive company profile and organizational structure.
 - Resumes of key technical staff to be deployed
 - Evidence of availability of requisite and appropriate staff/skill for job.
 - In case of an international firm, evidence of local partnership.
- **SELECTION OF WINNING DESIGN CONCEPT**

All proposals including soft copies (flash disks) shall be in sealed envelopes with the inscription " Africa-Re Contact Office Design Proposal" addressed to:

1. **THE CHAIRMAN, TENDERS COMMITTEE,
AFRICAN REINSURANCE CORPORATION.
PLOT 1679, KARIMU KOTUN ST. VICTORIA ISLAND, LAGOS – NIGERIA**
2. **THE LOCAL REPRESENTATIVE
AFRICA RE CONTACT OFFICE
GARAD MALL, 6TH FLOOR.
SUITE NO. 423, DEBREZEIT ROAD,
BEKLOBET, KIRKOS SUB CITY,
KEBELO 05,
ADDIS ABABA, ETHIOPIA**

Submissions shall be made on or before **Friday, April 19, 2019.**

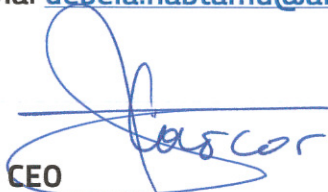
Shortlisted firms may be invited to defend their submissions before the Africa Re Project Committee.

In case of any question please contact the following:

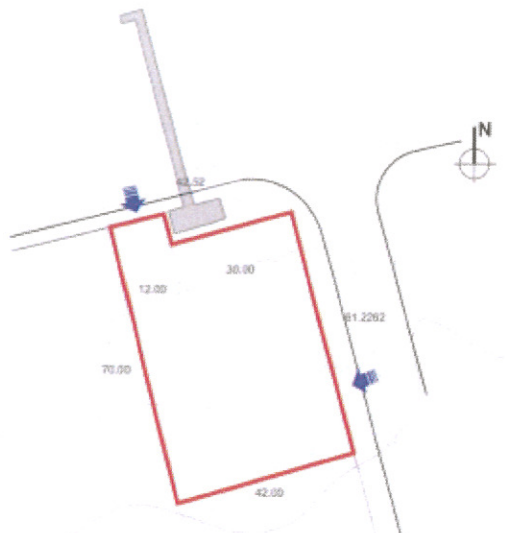
Mr. Sere Mady Kaba via: kaba.mady@africa-re.com M: +234 706 418 9930

Mr. Habtamu Debela via: debela.habtamu@africa-re.com. M: +251 911 691884

Corneille Karekezi
Group Managing Director/ CEO



SITE LAYOUT FOR THE PROPOSED CONTACT OFFICE DEVELOPMENT



SITE DESCRIPTION

Location - Megenagna, Addis Abeba, Ethiopia

Site Area - 3000sqm

Land use - Mixed Commercial

Adjusent structures - Road to Ayat to the north and LRT Pedestrian bridge

- Connector road to the east

- Bole subcity Admin Bulidig to the south

- Addis Abeba Chamber of Commerce

- proposed headquarter building to the west

