

TECHNICAL BID SPECIFICATION

1. PURPOSE

The purpose of this request for tender (RFT) is to appoint a construction company for the refurbishment and internal fit-out of the existing Cape Town State Warehouse.

Scope of Works:

The scope of the project comprises of the following:

- Demolition of existing infrastructure
- Reinforcement of the floors as per engineer's specification
- Upgrading of electrical infrastructure as per engineer's specification to comply with local council by-laws
- Upgrading of heating, ventilation and air-conditioning as per engineer's specification to comply with local council by-laws
- Upgrading of fire protection system as per engineer's specification to comply with local council by-laws
- Brickwork to various areas to enclose openings
- Upgrading of existing office areas
- Construction of new cash office
- Construction of new auction and waiting area
- Construction of new security reception area
- Joinery to various areas as per SARS specification
- Upgrading of lighting as per SARS specifications
- Upgrading of wall and floor finishes as per SARS specifications
- Building of new security office including ablution and kitchen
- Extension of existing canopy
- Installation of fencing to allocated storage areas
- Installation of gates to allocated storage areas
- Constructing new receiving and despatch areas
- Constructing hazardous goods, evidence, tobacco and clothing storage areas
- Constructing forklift parking area
- Installation of a number of roller shutter doors
- Waterproofing to existing roof

2. ACCCOMMODATION NORMS & OTHER STIPULATIONS

The refurbishment and fit-out to the existing premises shall comply with local council by laws and the National Building Regulations. The premises must also comply with The Occupational Health and Safety Act No.85 of 1993 as amended (OHSA).

2.1 PROPERTY

Warehouse space

SANS 10400

Office space

SANS 10400

Office space

SANS 10400S

2.2 CONSTRUCTION

The refurbishment and fit-out to the premises shall comply with local council by-laws and the National Building Regulations. Any program to prepare the premises to be legally compliant must be submitted as part of the required returnable documentation.

3. SARS ACCOMMODATION STANDARDS

3.1 HEATING, VENTILATION AND AIR CONDITIONING

The ventilation of the building must be in accordance with the requirements of the Occupational Health and Safety Act, 1993 (Act 85 of 1993). The office areas must be fully air-conditioned as per the engineer's specifications.

The warehouse area must have sufficient fresh air supply in accordance with the requirements of the Occupational Health and Safety Act, 1993 (Act 85 of 1993).

3.2 TOILET FACILITIES

The bidder shall provide fully functional new ablutions as per the architect's design.

The following norms shall be applied:

3.2.1 SANITARY FIXTURES FOR BUILDINGS (SANS 10400-1990)

Hot and cold water including a waterproof vanity slab around the basins and a mirror for the full length of the vanity slab and at least 1200mm high, in line with SANS (10400-1990).

3.3 ELECTRICAL

The existing electrical installation to the building to be made compliant as per the engineers specifications including the upgrade of the existing distribution board (Main DB).

3.3.1 Power points

Power points to be provided as per SARS requirements with the following guidelines:

For office space, each person one single normal power point and two red dedicated power points shall be installed. For each third person an additional white power point will be installed. A maximum of five (5) users allocated to a 25A (Amp) circuit breaker.

Single-phase 15 Amp socket outlets in passages and operational areas shall be provided for cleaning and maintenance tasks and shall be wired separately from the power supply to the main operational areas. The minimum distance for the repetition of these power points should not be less than 15m.

3.3.2 UPS requirements

UPS will be supplied by SARS.

3.3.3 Emergency Power – configuration

The entire premises to be fully functional during any power failure via standby generator/s. The capacity of the generator and electrical design / installations must provide for this requirement (Generator to be installed by SARS separate from this contract).

3.3.4 Lighting

All interior lighting shall be designed and installed to conform to SABS 0114-1:1996.

3.4 FIRE PROTECTION

Existing fire protection system to be upgraded to comply with National Building Regulations as per the engineers specifications, SANS 10040 as amended.

3.5 LIFTS

Existing lift to be de-commissioned and enclosed as per the architect's specifications.

3.6 FLOORS AND SLABS

Existing floor to be reinforced and powder floated as per engineers specifications.

4. STANDARD SPECIFICATIONS

4.1 SANS SPECIFICATIONS

The refurbishment and fit-out to the existing premises shall comply at a minimum to the laws or local authority requirements and specifications:

4.1.1 Occupational Health and Safety Act

The refurbishment and fit-out to the premises must comply with the Occupational Health and Safety Act, 1993 (Act 85 of 1993), as amended and the latest issue of SABS 0142: "Code of Practice for the Wiring of Premises";

4.1.2 Code of practice – Interior Lighting SABS 0114:1996 - Part I;

4.1.3 The National Building Regulations and Building Standards Acts 1977 (Act 103 of 1977), as amended (SANS 0040);

4.1.4 The Municipal by-laws and any special requirements of the local supply authority; and

4.1.5 The local fire regulations.

Copies of certificates confirming compliance to the above legislative requirements must be submitted at practical handover.