

SARS

TURNKEY TECHNICAL SPECIFICATION DOCUMENT

**Turnkey solution for SARS Durban Pier State Warehouse Refurbishment , Durban Harbour,
Kwazulu-Natal.**

RFP 32 / 2020

Table of Abbreviations and Definitions

Abbreviations	
Term	Description
SAPOA	South African Property Owners Association – No3 Rev 1 Second Edition (2007)
GLA	Gross Leasable Area – as defined by SAPOA – for commercial buildings.
USABLE	Usable area – as defined by SAPOA – for commercial buildings.
CWS	Agile definition – Co Working Services
TI	Tenant Installation
CBE	Council for the Built Environment
SACAP	South African Council for the Architectural Profession
ECSA	Engineering Council of South Africa
SACQSP	South African Council for the Quantity Surveying Profession
SACPCMP	South African Council for the Project and Construction Management Professions
Water Security	Storage of onsite potable water under mains equivalent pressure in event of mains water supply failure.
BMS/BAMS	Building Management System / Building Automation Management System
IT	SARS Information Technology division – or DIST – and associated SARS appointed DIST service providers.
UPS	Uninterrupted Power Supply
Client	SARS and appointed representatives
ASIB	Automatic Sprinkler Inspection Bureau
SARACCA	South African Refrigeration & Air Conditioning contractors Association

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1. SARS CUSTOMS: STATE WAREHOUSE MANDATE

As a further part of the South African Revenue Service's drive for service excellence and being committed to continuous improved service delivery. State Warehouses (SWH) are administered in terms of the Customs and Excise Act No 91 of 1964, as amended, which provides regulatory framework to enforce detention, storage, payments, seizure and disposal of goods process as part of the trade value chain.

This is also entrenched in terms of the New Customs Bill and the South African Revenue Service Act (No. 34 of 1997) that enacts SARS as the organization mandated to ensure compliance with Tax and Customs legislation. SARS is faced with the threat of the illicit economy and illicit financial flows through goods such as illicit cigarette and tobacco trade, which continue to pose a serious threat to South Africa's economic growth, affecting legitimate formal businesses, financial activities and the potential growth of the tax base from which SARS collects revenue.

SWH contribute by supporting SARS view of continuing to target the entire supply chain, including illicit cigarette and tobacco, illicit clothing and textiles trade through better control measures applied at its state warehouses. The enhancement of these warehouse infrastructures will also enable SARS' excise systems to improve on risk detection, and further create an opportunity to increase its collaborations with key stakeholders.

This project advocates the need for the SARS to invest towards improving SWH capacity to be able to accommodate non-compliant goods as part of the overall value chain. Investment in SWH projects as part of broader trade and security value and supply chain can never be emphasized enough as integral part to unlock opportunities to maximize compliance and revenue collection with an end goal of contributing towards acceleration of economic growth.

2. PROJECT BACKGROUND

The Durban (New Pier) Infrastructure Project formed part of the deliverables for the 2018/19 SARS Annual Performance Plan (APP). The initial budget could not cover all the essential deliverables. The project experienced various challenges resulting in time delays and affecting delivery, the original contractor did not deliver the completed infrastructure.

In view of the above, SARS is soliciting services of a firm/consortium to deliver a turnkey solution to successfully complete the Durban state warehouse.

This project consist of the renovation of the existing warehouse building and infrastructure. The warehouse is current not occupied.

SARS wishes to appoint a team under a single, responsible lead entity, which includes design and construction, the “Design Build Team.” SARS intends to issue one contract to the selected service provider for the entire scope of work. The service provider’s firm/consortium should comprise of a building contractor (with the required CIDB grading) and a team of professional service providers.

3. PROJECT DURATION

The warehouse must be fully operation by October 2021.

4. PROJECT REQUIREMENTS

The Design Build Team is required to undertake all activities required to bring the warehouse to completion in line with National Building Regulations and meet SARS State Warehouse operational norms and standards.

4.1. Design Build Team composition

The Design Build Team must be composed of highly experienced and registered professionals who have demonstrated their ability to produce superior facilities in a cost-effective basis.

The Design Build Team as submitted must include, at minimum:

- **A CIDB registered Building Contractor.** The contractor shall appoint and utilise qualified and competent sub-contractors as per his determination of the service provider consultants and main contractor.
- **Design Professional Team** with the following minimum required disciplines:
 - Professional Project Manager (SACPCMP registered)
 - Quantity surveyor (SACQSP registered)
 - Architect (SACAP registered)
 - Civil engineer (ECSA registered)
 - Structural engineer (ECSA registered)
 - Mechanical engineer (ECSA registered)
 - Fire engineer (ECSA registered and accredited to perform designs on fire systems)
 - Electrical engineer (ECSA registered)
 - Health and safety consultant (SACPCMP registered)

4.2. Scope of services

It is envisaged that the successful Service Provider will provide the following services:

4.2.1. Technical advisory and engineering services

The Design and Build Team shall become fully informed about the Project and have the experience and ability necessary to perform the required services and responsibilities:

a. Design review

The Design and Build Team shall review current technical design and drawings by previous consultants

b. Review of construction on site

The Design and Build team shall assess the current state of the warehouse, and advise SARS of any design shortfalls or recommendations. This includes the assessment of the completed works on site and identify and building defects and quality concerns.

c. Reporting

The Design Build team shall provide a detailed technical report highlighting the findings of the technical review and physical assessment including identification of missing design information, drawings and identified construction defects. The report shall include including recommendations of statement of works to bring the warehouse to completion and remedial actions to complete the refurbishment.

d. Architectural and engineering (A/E) Design services

The Design and Build Team shall explore and present to SARS any alternative solutions considered in executing the remnant scope of work required for successful completion of the project. The alternative proposals should consider and be consistent with economic feasibility, environmental conservation, sustainability, and energy management, where required.

e. Construction cost estimates and BOQ

The Design and Build Team shall compile construction cost estimates required to undertake the remnant scope of works as well as any remedial works and services as identified above, including Bills of quantities.

The Contractor shall effect professional indemnity insurance to the value of R10 million, which shall cover the risk of professional negligence in the design of the Works. The Contractor shall use his best endeavors to maintain the professional indemnity insurance in full force and effect at contract award and 12 months after the contract expiry / termination date. The Contractor undertakes to notify the Employer promptly of any difficulty in extending, renewing or reinstating this insurance.

4.2.2. Execute and administer construction activities

Upon approval of the technical report and recommendations, the service provider shall execute the construction activities inclusive of:

- a. Building refurbishment and upgrade of existing 6000m² warehouse building to bring the building(s) into proper functioning as detailed in Annexure C – Bill of Quantities including but not limited to :
 - Bricklaying and plastering
 - Flooring
 - Tiling
 - Installation of the Heating, ventilation, and air conditioning (HVAC) system, as prescribed in the Occupational Health and Safety Act.
- a. Infrastructure improvements and site services:

This project will ensure that New Pier SWH is fitted with the necessary site works and services' as recommended. The site improvements and infrastructure requirements will be part of the scope of work and include paving.
- b. The service provider shall:
 - Perform required construction services in an expeditious manner to coincide with the Project Schedule.
 - Secure all applicable building permits;
 - Provide all materials, supplies and labour for the renovation of the building and site. The contractor shall utilise existing material on site indicated in Annexure C – Bill of Quantities.
 - Perform installation and construction of the renovation in an efficient and safe manner according to the existing design and the additional Design Build Team's design, specifications and schedule;

5. ROLES AND RESPONSIBILITIES

5.1. Roles and Responsibilities of Owner's Consultant(s)

SARS will have a contract with an independent Project Manager as an Owner's Consultant / Engineer to provide independent commissioning services.

SARS desires a cooperative process, with the selected Design Build Team, that will facilitate close coordination of work throughout all phases of the project. Details of the "partnering" process to be implemented will be developed by the Design Build Team in close coordination with the Owner's Team. The Design Build Team will define roles and responsibilities, establish lines of communication, and confirm program requirements.

5.2. Scope of services and role of professional team

The PSPs shall be provide "NORMAL" professional services as detailed in the Government Gazette of each discipline, where applicable. This shall include any other services related to the scope of work in the built-environment which may reasonably be required for the successful completion of an infrastructure delivery programme.

In principle, the project is already at Stage 5, which is Construction. However, due to lack of information such as as-built drawings and final accounts, which could not be obtained from the previous professional team, it may be required that the appointed service provider's professional team perform services that are beyond the requirements of Stage 5 and Stage 6. This means the provision of professional services is an inherent requirement.

Engineering Services

The minimum services to be provided by the Electrical, Mechanical, Civil, Structural, and Fire Engineers are detailed as follows;

Stage 1 – Inception

Stages	Engineering Services
Stage Description	Stage 1 – Inception

Stage Scope of Services Description	1.1 Assist in developing a clear project brief 1.2 Attend the project initiation meetings 1.3 Advise on procurement policy for the project 1.4 Advise on rights, constraints, consents and approvals 1.5 Define the consultants scope or work and service 1.6 Conclude the terms of the agreement with the client 1.7 Advise on necessary surveys, analysis, tests and site or other investigations where such information will be required for stage 2 including the availability and location of infrastructure and services 1.8 Determine availability of data, drawings and plans relating to the project 1.9 Advise on appropriate financial design criteria 1.10 Provide necessary information within agreed scope of the project to the other consultant
	Stage 1 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> • Agreed scope of work • Agreed services • Signed agreement • Report on project, site and functional requirements • Schedule required surveys, drawings, tests, analyses, site and other investigations • Schedule of consents and approvals • Report on location and availability of existing infrastructure • Schedule of information provided to other consultants

Stage 2 – Concept and Viability

Stages	Engineering Services
Stage Description	Stage 2 – Concept and Viability
Stage Scope of Services Description	2.1 Agree the documentation programme with the principal consultant and the other consultants 2.2 Attend design and consultants meetings 2.3 Establish concept design criteria 2.4 Prepare initial concept design and related documentation

	<p>2.5 Advise the client regarding further surveys, analyses, tests and investigations which may be required</p> <p>2.6 Refine and assess concept design to ensure conformance with all regulatory requirements and consents</p> <p>2.7 Establish regulatory authorities requirements and incorporate into the design</p> <p>2.8 Establish access, utilities, services and connections required for the design</p> <p>2.9 Coordinate design interfaces with the other consultants</p> <p>2.10 Prepare preliminary designs and related documentation for approval by authorities and the client and suitable for costing</p> <p>2.11 Prepare cost estimates as required</p> <p>2.12 Liaise, cooperate and provide necessary information to the client, principal consultant and other consultants</p>
	Stage 2 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> • Concept design • Schedule of required surveys, tests and other investigations and related reports • Preliminary design • Cost estimates as required

Stage 3 – Design Development

Stages	Engineering Services
Stage Description	Stage 3 – Design Development
Stage Scope of Services Description	<p>3.1 Review the documentation programme with the principal consultant and other consultants</p> <p>3.2 Attend design and consultants meetings</p> <p>3.3 Incorporate the client's and authorities requirements into the design</p> <p>3.4 Incorporate the other consultants designs and requirements into the design</p> <p>3.5 Prepare design development drawings including draft technical details and outline specifications</p> <p>3.6 Review and evaluate design and outline specifications and exercise cost control</p> <p>3.7 Prepare detailed estimates of installation cost</p> <p>3.8 Liaise, cooperate and provide necessary information to the client, principal consultant and other consultants</p>

	3.9 Submit necessary design documentation to local authorities for approval
Stage 3 - Deliverables	
Stage Deliverables	<ul style="list-style-type: none"> • Design development drawings • Outline specifications • Local authority submission drawings • Detailed estimates of construction cost

Stage 4 – Documentation and Procurement

Stages	Engineering Services
Stage Description	Stage 4 – Documentation and Procurement
Stage Scope of Services Description	<p>5.2 Attend design and consultants meetings</p> <p>5.3 Prepare specifications for the installations and quality standards with the other consultants</p> <p>5.4 Prepare specification and preambles for the installations</p> <p>5.5 Prepare designs for procurement purposes</p> <p>5.6 Assist the principal consultant in the formulation of the procurement strategy for subcontractors</p> <p>5.7 Check cost estimate and adjust the design if necessary to remain within budget</p> <p>5.8 Review working drawings for compliance with the approved budget</p> <p>5.9 Prepare documentation for subcontractors procurement</p> <p>5.10 Assist the principal consultant with calling of tenders and/or negotiation of prices</p> <p>5.11 Liaise, cooperate and provide necessary information to the principal consultant, principal agent / engineer and the other consultants</p> <p>5.12 Assist with the evaluation of tenders</p> <p>5.13 Assist with the preparation of contract documentation for signature</p> <p>5.14 Assess samples and products for compliance and design intent</p>
	Stage 4 - Deliverables

Stage Deliverables	<ul style="list-style-type: none"> • Specifications • Services coordination • Working drawings • Budget of installation cost • Tender recommendations • Tender documentation • Financial evaluation of tenders • Priced contract documentation
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Stage 5 – Construction

Stages	Engineering Services
Stage Description	Stage 5 – Construction
Stage Scope of Services Description	<p>5.1 Attend the site handover</p> <p>5.2 Issue construction documentation in accordance with the documentation programme</p> <p>5.3 Carry out contract administration procedures delegated by the principal agent / engineer in terms of the contract</p> <p>5.4 Prepare schedules of predicted cash flow</p> <p>5.5 Proactively prepare estimates for proposed variations for client decision making</p> <p>5.6 Attend regular site, technical and progress meetings</p> <p>5.7 Inspect the works for conformity to contract documentation</p> <p>5.8 Adjudication and resolve financial claims by subcontractor(s)</p> <p>5.9 Assist in the resolution of contractual claims by subcontractors</p> <p>5.10 Establish and maintain a financial control system</p> <p>5.11 Clarify details and descriptions during installation as required</p> <p>5.12 Prepare valuations for payment certificates</p> <p>5.13 Approve valuations for payment certificates</p> <p>5.14 Manage, witness and review all test and mock-ups carried out both on and off site</p> <p>5.15 Check and approve subcontract shop drawings for design intent</p> <p>5.16 Update and issue the drawings register</p> <p>5.17 Issue contract instructions as and when required</p> <p>5.18 Prepare final account(s) for the installations on progressive basis</p>

	<p>5.19 Review and comment on operation and maintenance manuals, guarantees, certificates and warranties</p> <p>5.20 Inspect the installations and issue practical completion and defects lists</p> <p>5.21 Assist in obtaining statutory certificates</p>
	Stage 5 – Deliverables
Stage Deliverables	<ul style="list-style-type: none"> • Schedules of estimates cash flow • Construction documentation • Drawing register • Estimates for proposed variations • Contract instructions • Fire safety certificate • Financial control reports • Valuations for payment certificates • Progressive and final account(s) • Practical completion defects list(s) • Certificates of compliance from contractor(s)

Stage 6 – Close Out

Stages	Engineering Services
Stage Description	Stage 6 – Close Out
Stage Scope of Services Description	<p>6.1 Inspect and verify rectification of defects</p> <p>6.2 Prepare valuations for payments certificates</p> <p>6.3 Prepare and procure operations and maintenance manuals, guarantees and warranties</p> <p>6.4 Prepare and/or procure as-built drawings and documentation</p> <p>6.5 Conclude final account(s)</p>

	Stage 6 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> • Valuations for payment certificates • Works and final completion lists • Operations and maintenances manuals, guarantees and warranties • As-built drawings and documentation • Final account(s)

Quantity Surveyor Services

The minimum services to be provided by the Quantity Surveyor are detailed as follows;

Stage 1 – Inception

Stages	Quantity Surveyor Services
Stage Description	Stage 1 – Inception
Stage Scope of Services Description	1.1 None for this project
	Stage 1 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> • None for this project

Stage 2 – Concept and Viability

Stages	Quantity Surveyor Services
Stage Description	Stage 2 – Concept and Viability
Stage Scope of Services Description	2.1 None for this project
	Stage 2 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> • None for this project

Stage 3 – Design Development

	Quantity Surveyor Services
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Stages	
Stage Description	Stage 3 – Design Development
Stage Scope of Services Description	3.1 Review the documentation programme with the principal consultant and other consultants 3.2 Review and evaluate design and outline specifications and exercise cost control 3.3 Prepare detailed estimates of installation cost
	Stage 3 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> Detailed estimates of construction cost

Stage 4 – Documentation and Procurement

Stages	Quantity Surveyor Services
Stage Description	Stage 4 – Documentation and Procurement
Stage Scope of Services Description	4.1 Attend design and consultants meetings 4.2 Assist the principal consultant in the formulation of the procurement strategy for subcontractors 4.3 Check cost estimate and prepare detailed Bill of Quantities 4.4 Prepare documentation for subcontractors procurement 4.5 Assist the principal consultant with calling of tenders and/or negotiation of prices 4.6 Assist with the evaluation of tenders 4.7 Assist with the preparation of contract documentation for signature
	Stage 4 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> Tender recommendations Tender documentation Financial evaluation of tenders Priced contract documentation

	<ul style="list-style-type: none"> Detailed Bill of Quantities
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Stage 5 – Construction

Stages	Quantity Surveyor Services
Stage Description	Stage 5 – Construction
Stage Scope of Services Description	5.1 Attend the site handover 5.2 Issue construction documentation in accordance with the documentation programme 5.3 Carry out contract administration procedures delegated by the principal agent / engineer in terms of the contract 5.4 Review schedules of predicted cash flow 5.5 Proactively prepare estimates for proposed variations for client decision making 5.6 Attend regular site, technical and progress meetings 5.7 Adjudication and resolve financial claims by subcontractor(s) 5.8 Assist in the resolution of contractual claims by subcontractors 5.9 Establish and maintain a financial control system 5.10 Prepare valuations for payment certificates 5.11 Approve valuations for payment certificates 5.12 Prepare final account(s) for the installations on progressive basis 5.13 Oversee and perform BOQ re-measurements
	Stage 5 – Deliverables
Stage Deliverables	<ul style="list-style-type: none"> Schedules of estimates cash flow Estimates for proposed variations Financial control reports Valuations for payment certificates Progressive and final account(s)

Stage 6 – Close Out

Stages	Quantity Surveyor Services
Stage Description	Stage 6 – Close Out

Stage Scope of Services Description	6.1 Prepare valuations for payments certificates 6.2 Conclude final account(s) 6.3 Prepare close-out report
	Stage 6 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> • Valuations for payment certificates • Works and final completion lists • Operations and maintenances manuals, guarantees and warranties • As-built drawings and documentation • Final account(s)

Architectural Services

The minimum services to be provided by the Quantity Surveyor are detailed as follows;

Stage 1 – Inception

Stages	Architectural Services
Stage Description	Stage 1 – Inception
Stage Scope of Services Description	<ul style="list-style-type: none"> • Receive, appraise and report on the client's requirements with regard to – <ul style="list-style-type: none"> ○ The client's brief ○ The site and rights and constraints ○ Budgetary constraints ○ The need for consultants ○ Project programme ○ Methods of contracting
	Stage 1 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> • Inception report

Stage 2 – Concept and Viability

Stages	Architectural Services
Stage Description	Stage 2 – Concept and Viability
Stage Scope of Services Description	<ul style="list-style-type: none"> • Prepare an initial design and advise on – <ul style="list-style-type: none"> ○ The intended space provisions and planning relationships ○ Proposed materials and intended building services

	<ul style="list-style-type: none"> ○ The technical and functional characteristics of the design • Check for conformity of the concept with the rights to the use of the land • Review the anticipated costs of the project • Review the project programme
	Stage 2 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> • Concept and viability report

Stage 3 – Design Development

Stages	Architectural Services
Stage Description	Stage 3 – Design Development
Stage Scope of Services Description	<ul style="list-style-type: none"> • Confirm the scope and complexity • Review the design and consult with local and statutory authorities • Develop the design, construction system, materials and components • Incorporate and co-ordinate all services and the work of consultants • Review the design, costing and programme with the consultants
	Stage 3 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> • Design development report

Stage 4 – Documentation and Procurement

Stages	Architectural Services
Stage Description	Stage 4 – Documentation and Procurement
Stage Scope of Services Description	<p>4.1 Prepare documentation required for local authority submission</p> <ul style="list-style-type: none"> • Co-ordinate technical documentation with the consultants and complete primary co-ordination • Prepare specifications for the works • Review the costing and programme with the consultants • Obtain the client's authority, and submit documents for approval

	<p>4.2 Complete construction documentation and proceed to call for tenders</p> <ul style="list-style-type: none"> • Obtain the client's authority to prepare documents for procuring offers for the execution of the works • Obtain offers for the execution of the works • Evaluate offers, and recommend on awarding the building contract • Prepare the contract documentation, and arrange the signing of the building contract
	Stage 4 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> • Tender recommendations • Tender documentation • Financial evaluation of tenders

Stage 5 – Construction

Stages	Architectural Services
Stage Description	Stage 5 – Construction
Stage Scope of Services Description	<ul style="list-style-type: none"> • Administer the building contract • Give possession of the site to the contractor • Issue construction documentation • Initiate and/or check sub-contract design and documentation that are appropriate • Inspect the works for conformity to the contract documentation and acceptable quality in terms of industry standards • Administer and perform the duties and obligations assigned to the principal agent / engineer in the building contract, or fulfil the obligations provided for in other forms of the contract • Issue the certificate of practical completion • Assist the client in obtaining the occupation certificate
	Stage 5 – Deliverables

Stage Deliverables	<ul style="list-style-type: none"> • Certificate of practical completion
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Stage 6 – Close Out

Stages	Architectural Services
Stage Description	Stage 6 – Close Out
Stage Scope of Services Description	<ul style="list-style-type: none"> • Facilitate the project close-out including the preparation of the necessary documentation to effect completion, handover and operation of the project • When the contractor's obligations with respect to the building contract have been fulfilled, the architectural professional shall issue the certificates related to contract completion • Assist the client in obtaining the occupation certificate
	Stage 6 - Deliverables
Stage Deliverables	<ul style="list-style-type: none"> • Certificates related to contract completion

Specific Exclusions:

- IT /Network infrastructure – to be provided by SARS IT technical team. (Bidder will allow for cable tray reticulation, construction of server/patch and UPS rooms, etc.)
- Furniture manufacture, supply and Installation by SARS.
- Furniture Power Panels with unconnected plug sockets – by Furniture supplier (bidder will supply electrical hook-up to sockets).

The bid submitted by the Turn Key service provider must cost and make full allowances for delivering all aspects of the project –design and construction management/ implementation – for SARS to occupy the building as a fully delivered product.

4 BUILDING DETAILS AND INFORMATION

4.1 SITE AND BUILDING INFORMATION

Site location: Gate 5 Bayhead Road, Durban Harbour Durban at approximate latitude S29°53' 18.28" and longitude E31° 1' 21.86"

Site area: approximately **21064 m²**

- Building sizes

Item	Space description	Area (m ²)
1	Guard house	22m ²
2	Bin area and fuel storage	60m ²
2	Pump House	27m ²
3	Water Tank	423m ²
4	Generator Platform	16m ²
5	Main warehouse Building	6960 m ²

4.2 PEOPLE WITH DISABILITY

Toilet facilities for people with disability (Clients and Staff) must be provided for according to National Building Regulations, SANS 10400

4.3 HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

The premises must be fully air-conditioned and with warranty of 12 months.
Responsibility of HVAC maintenance services lies with SARS.

Bidders appointed HVAC installer must comply with the following:

To have experience in working with VRV and normal split wall units
With South African National Standards (SANA) 10147
Must be active member with relevant air conditioning body, for example SARACCA.
Safety training and accreditation on risk assessment and management as per trade.
Approved training on southern African qualification and certification for gas.
Relevant refrigeration technical qualification minimum N3 or higher.

4.4 WATER SUPPLY

The municipal water supply to the premises shall be metered separately.

4.5 ELECTRICAL SUPPLY, UPS and GENERATOR REQUIREMENTS

4.6.1 General

All electrical works should be done according to the latest amendment of SANS 10142-1 and other relevant standards in order to ensure compliance to design standards, and OHS Act (85 of 1993) to ensure compliance to safety regulations.

The following scope of work applies to small power and electrical reticulations;

4.6.2 Feeder Cable Reticulation

- The main feeder cable to the warehouse shall be as specified on the bill of quantities (BOQ)
- The main feeder cable shall either be an underground cable, the exact specifications is on the BOQ
 - If an underground wiring system is used, it shall be buried at least 500mm below the surface. Unless the cable is provided with additional mechanical protection such as cable sleeves, then its route shall be selected in such a way that there is no external forces that can be applied on the cable
 - If ABC is used, then the cable shall be mounted at a height of no less than 4m above ground

4.6.3 Electricity Metering

The distribution board installed in the warehouse should be equipped with a smart energy meter that can be used to verify utility billing for SARS and must have remote communication and data logging capability.

4.6.4 Distribution Board

- An electrical distribution board (DB) shall be surface-mounted at a distance of 1.5m AFFL (above finished floor level)
- The DB should be able to close shut using a locking mechanism. The locking mechanism shall be fitted with a slot for a padlock
- The number of circuit ways is as indicated on the BOQ
- The main incomer cable shall be enter at the bottom of the DB
- Each DB shall be equipped with a circuit legend
- An energy meter shall be installed after the main incomer breaker into the DB
- An electrical certificate of compliance shall be issued for the DB

4.6.5 Wiring

- Wiring to socket outlets, HVAC equipment, and lighting shall be ran in enclosed cable trunking or enclosed cable wire-ways
- Wiring for lighting and HVAC shall exit at the top of the DB, whereas for socket outlets it shall exit at the bottom of the DB. Unless where a top exit is required for socket outlet reticulation The wire-ways shall be surface-mount, unless where the warehouse wall design allows for the wire-ways to be embedded within the walls
- The earth continuity conductor shall be terminated in the distribution board and be bonded to the earthing terminal.

4.6.6 Socket Outlets

- Socket outlets, in office spaces, shall be of 4 x 2 flush-mount type installed on power skirting
- No more than 10 socket outlets shall be protected by their own 20A circuit breaker on the DB
- Each socket outlet shall have a label fixed to it indicating;
 - The circuit number, as per the legend in the DB
 - The supply voltage and rated amperes
- All socket outlets shall feed through an earth-leakage device
- Each workstation that is not in the open plan area shall be equipped with two single switch socket outlets (SSSO) on power skirting
- Each socket outlet on the power skirting shall be permitted to feed a maximum of 5 power-box sets
- Cable management between socket outlets and power boxes as well as interconnectors shall be neatly done underneath the workstations and may not be such that tripping hazards are introduced. The accessories required for this shall be catered for on the pricing (i.e. grommets, “snake” clips, nuts and bolts, etc.)

4.6.7 Power supply to HVAC system

- Each HVAC unit shall be supplied from its own circuit breaker on the DB
- Each circuit shall be terminated with an isolator installed not more than 1m away from the electrical power supply terminals of the HVAC unit

4.6.8 Lighting

- Illumination levels shall conform to the requirements of SANS 10114-1 and OHSA (Act 85 of 1993), the engineering lighting design is performed to this effect
- Mid-power LED lighting fixtures are preferred; however, if these are not available for such installations, then T5 fluorescent tube fixtures with electronic ballasts shall be installed. The

minimum illumination level design is based on the T5 lighting fixtures, the same levels can be easily achievable with LED lighting of similar technical specifications

- Internal lighting fixture shall be supplied via 5A unswitched socket outlets fixed to wire-ways or ceiling voids, if applicable
- Any outside lighting shall be with a minimum IP54 bulk head lighting, mounted against the outside of the warehouse wall
- Interior lighting, other than bathrooms and open warehouse area, shall be controlled via passive infrared (PIR) occupancy sensors. The sensor should be equipped with programmable sensitivity settings as well as timer settings
 - Outside lighting shall be installed on a day-night switch located strategically around the warehouse
 - All emergency lighting shall be equipped with integrated back-up batteries with a run time of 60 minutes at 40% of output capacity
 -

4.6.9 Lightning Protection

The building shall have sufficient lightning protection in compliance with SANS 62305

4.6.10 Back-up Power Supply

- The state warehouse power supply shall be equipped with a back-up diesel generator in accordance with its power demand. The turnkey service provider shall provide all design and load calculations used as a basis for the recommended generator to SARS for approval prior to installation.
- The generator maintenance shall be the responsibility of SARS' appointed service provider once tested and successfully commissioned.
- If the site is already equipped with a back-up power supply, then the warehouse shall be connected to said back-up power supply as long as there is spare capacity to do so. The turnkey service provider shall be expected to appoint qualified and certified engineers to provide the assessment and report.

4.6.11 UPS requirements

Server Room UPS

SARS will specify, procure, supply and commission the server room UPS. SARS will supply the proposed sizing to the turnkey bidder's electrical engineer for the turnkey service provider's design and costing of supporting electrical reticulation.

4.6 FIRE PROTECTION & RISK MANAGEMENT

Fire -protection/detection, safety and risk management shall be in full compliance with the National Building Regulations, SANS 10400, as amended. It will be required that a complete ASIB report (if sprinklers are fitted) be submitted, along with all other information regarding Rational Fire Engineering and all Fire by-law Compliance.

All fire services shall communicate with the BMS/BAMS system and HVAC system.

NOTE: SARS is specifically responsible for the fitment of all fire systems to the SARS Server rooms, Security Rooms, Patch rooms and UPS rooms.

4.7 SECURITY REQUIREMENTS FOR LANDLORD'S COSTING

The supply of specialist security installations and equipment for the leased areas will be the sole responsibility of SARS.

4.8 ACCESSIBILITY TO THE BUILDING

The building shall accommodate disabled people and comply with the relevant Acts, Regulations and municipal by-laws. Disabled parking bays will be a minimum of 3.5 meters wide.

4 STANDARD SPECIFICATIONS

4.1 SANS SPECIFICATIONS

The accommodation offered shall comply with all the laws or local authority requirements and specifications:

4.1.1 Occupational Health and Safety Act

The premises / building 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";

5.1.2 The National Building Regulations and Building Standards Acts 1977 (Act 103 of 1977), as amended (SANS 10400);

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

5.1.4 The local fire regulations; and

5.1.5 Compliance Certification and occupation certificate.

Should the bid be awarded, certificates related to the above must be provided to SARS, upon completion of the project.

6 COUNCIL / LOCAL AUTHORITY SUBMISSIONS

The turnkey bidder's professional team shall ensure that the building complies with all local building regulations and by-laws, including rational fire submission and approvals. The building designs shall comply with provisions of SANS 10400 .The bidder is to cost for full submission and approvals.

7 DELIVERABLES AND HAND OVER DOCUMENTATION

- Agreed Contract Programme
- Adjudication and award of contractual claims
- Construction Documentation Schedule
- Monthly progress payment certificates
- Monthly project progress reports.
- Record of all meetings
- Certificates of Practical Completion.
- Works Completion Certificate
- Certificate of Final Completion
- Record of all meetings
- Project closeout report - Along with all standard handover documentation, the turnkey bidder's professional team shall ensure all layouts for all services are supplied to SARS Project Manager in hard copy and AutoCAD compatible electronic format on project hand-over for tenant occupation.

8 TECHNICAL EVALUATION

The technical evaluation portion of this bid process consists of multi-stage process as described below.

8.1 MANDATORY TECHNICAL REQUIREMENTS

The following mandatory (compulsory) requirements will be requested from the bidders and the bidders will be disqualified if they do not comply with the requirements:

#	Mandatory criteria	Non-submission will result in disqualification
1	Proof of current registration with the respective CBE professional statutory body i.e. ECSA, SACAP, SACQSP, and SACPMP, must be submitted for all professional service provider's key resources submitted for technical evaluation. Registration must be in the category of Professional or Technologist	Yes
2	The Contractor shall before award effect professional indemnity insurance to the value of R10million, which shall cover the risk of professional negligence in the design of the Works. The Contractor shall maintain the professional indemnity insurance in full force and effect at contract award and 12 months after the contract expiry / termination date. The Contractor undertakes to notify the Employer promptly of any difficulty in extending, renewing or reinstating this insurance.	Yes
3	Main Contractor to be at a minimum Construction Industry Development Board (CIDB) level of 7GB or higher and must be active at time of tender and award.	Yes

8.2 TECHNICAL EVALUATION CRITERIA

The following is the technical evaluation threshold out of a total of 100 points, and only bidders that meet the required minimum threshold will be evaluated further for price and B-BBEE:

Minimum technical evaluation threshold out of 100 points:	70
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Selection of the Team will be based on the proposal contents, prior experience of the construction and professional services firm, specific experience and capabilities of the designated project team members, and technical proposal including the proposed construction programme. The team members should be

competent in all areas outlined under the scope of work above. Please include the following in your proposal:

1. **Project Proposal** – A detailed discussion of the Design and Build Team’s approach to the project, a breakdown and explanation of project tasks, and estimation of project duration for construction services and qualifications for the scope of work. The methodology shall outline approach to quality control, site supervision and monitoring of deliverables and approach to the management of health safety.
For Technical services, the approach to the technical design review and visual assessment, an estimation of total hours and hourly rates are required.
2. **Project team description and experience** (with resumes of key personnel), briefly emphasizing experience and capabilities of key project members as related to the outlined scope of work. Indicate the estimated number of hours and percentage of time each member will contribute to the project. Include the home office and location of each project team member.
3. **Firm project experience**, including a brief description of the work performed the period in which the work was performed, the contract value, and client contact information, including name, address, and telephone number.

Criteria		Total Score (100 Points)
CONSTRUCTION EXPERIENCE	<p>The bidder must submit proof of industry experience in construction works of a similar nature, i.e. construction of light industrial warehouse.</p> <p>A minimum of five (5) projects is required to score maximum points and each project submitted must be accompanied by an appointment letter/purchase order/completion certificate to score any points;</p> <p>Project 1: (8 points)</p> <ul style="list-style-type: none"> - Construction of Industrial warehouse Project – 2 point - Company (Client) – 1 point - Contactable reference details – 1 point - Project Value above R50 million - 3 point - Project duration/period – 1 point 	40

	<p>Project 2: (8 points)</p> <ul style="list-style-type: none"> - Construction of Industrial warehouse Project – 2 point - Company (Client) – 1 point - Contactable reference details – 1 point - Project Value above R50 million - 3 point - Project duration/period – 1 point <p>Project 3: (8 points)</p> <ul style="list-style-type: none"> - Construction of Industrial warehouse Project – 2 point - Company (Client) – 1 point - Contactable reference details – 1 point - Project Value above R50 million - 3 point - Project duration/period – 1 point <p>Project 4: (8 points)</p> <ul style="list-style-type: none"> - Construction of Industrial warehouse Project – 2 point - Company (Client) – 1 point - Contactable reference details – 1 point - Project Value above R50 million - 3 point - Project duration/period – 1 point <p>Project 5: (8 points)</p> <ul style="list-style-type: none"> - Construction of Industrial warehouse Project – 2 point - Company (Client) – 1 point - Contactable reference details – 1 point - Project Value above R50 million - 3 point - Project duration/period – 1 point 	
	Total	40
PROFESSIONAL INDUSTRY EXPERIENCE	<p>The bidder must submit a profile of each of the professional service provider listed below, indicating experience in work of a similar nature, e.g. light Industrial Warehouse projects.</p> <ul style="list-style-type: none"> - Minimum of one (1) project per professional service provider, detailed in their CV / Job profile and must contain the following information to score point; 	35

	<p>Construction Project Manager (4 points)</p> <ul style="list-style-type: none"> - Project Description - 1 point - Project Value above R50 million– 2 point - Purchase Order/ Appointment Letter – 1 point <p>Architect: (4 points)</p> <ul style="list-style-type: none"> - Project Description - 1 point - Project Value above R15 million– 2 point - Purchase Order/ Appointment Letter – 1 point <p>Quantity Surveyor: (4 points)</p> <ul style="list-style-type: none"> - Project Description - 1 point - Project Value above R5m– 2 point - Purchase Order/ Appointment Letter – 1 point <p>Civil Engineer: (4 points)</p> <ul style="list-style-type: none"> - Project Description - 1 point - Project Value above R15 million– 2 point - Purchase Order/ Appointment Letter – 1 point <p>Structural Engineer: (4 points)</p> <ul style="list-style-type: none"> - Project Description - 1 point - Project Value above R10 million– 2 point - Purchase Order/ Appointment Letter – 1 point <p>Electrical Engineer: (4 points)</p> <ul style="list-style-type: none"> - Project Description - 1 point - Project Value above R5 million– 2 point - Purchase Order/ Appointment Letter – 1 point <p>Mechanical Engineer: (4 points)</p> <ul style="list-style-type: none"> - Project Description - 1 point - Project Value above R5 million– 2 point - Purchase Order/ Appointment Letter – 1 point <p>Fire Engineer: (4 points)</p> <ul style="list-style-type: none"> - Project Description - 1 point - Project Value above R2.5 million– 2 point - Purchase Order/ Appointment Letter – 1 point 	
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	Health and Safety Consultant: (3 points) - Project Description - 1 point - Project Value – 1 point - Purchase Order/ Appointment Letter – 1 point	
	Total	35
TECHNICAL PROPOSAL AND CONSTRUCTION PROGRAMME	<p>The bidder must submit a detailed proposal of the Design and Build Team's approach to the project which include the following:</p> <ul style="list-style-type: none"> • approach to the design review and visual assessment • a breakdown and explanation of project tasks, • estimated total hours technical assessment • estimation of construction period and • a construction programme indicating all key construction activities, only 1st tier activity level to be indicated on the programme, i.e. main activity and one sub-activity per item. • approach to management of health and safety and quality assurance • proposal of the team to be included in the project • management of quality and deliverables <p>The proposal shall be limited to ten (10) one-sided pages with type no smaller than 10-point font. The project methodology and construction programme is scored as follows;</p> <p>Project duration: (5 points)</p> <ul style="list-style-type: none"> - Construction duration of 6 months or less - 5 point - Construction duration of more than 6 months but less than 8 months- 2.5 pt - Construction duration of 8 months or more - 0 point <p>Construction Programme Format: (5 points)</p> <ul style="list-style-type: none"> - MS Project Gantt Chart or similar - 5 point - Any other format – 2.5 point <p>Level of project details and sequence of activities: (5 points)</p> <ul style="list-style-type: none"> - Activity description up to 1st tier level - 5 point - Sequence of activities – 3 points 	25

	<ul style="list-style-type: none"> - No activity details provided – 0 point - Health and Safety Plan – 2 Points - Quality Control Plan/Programme – 2 Points - Environmental Management Plan – 2 Points - Approach to technical design review and visual assessment detailed - 4 	
	Total	25
	GRAND TOTAL	100

Annexure A

A1. Architectural Drawings

A2. Electrical Engineering Drawings

A3. Mechanical Engineering Drawings

A4. Fire Engineering Drawings

A5. Civil Construction Drawings

A6. Structural Engineering Drawings

Annexure B

FIDIC Agreement

Annexure C

Bill of Quantities

Annexure C1

Pricing template