

TERMS OF REFERENCE / SCOPE OF WORK

1. General Scope

The municipality hereby invites potential suppliers to supply a FACILITY (Building) that will be utilized to perform the functions of **EMERGENCY FIRE SERVICES** for the **CALEDON** area. Due to the OPERATIONAL requirements of performing the function, the facility (building) should be a 2-story building to adhere to all operational functions needed.

The facility must meet operational, safety, and comfort standards as outlined below, and comply with:

- SANS 10400 (Part T – Fire Protection)
- Municipal Building Regulations
- Occupational Health and Safety Act
- Local Municipal Bylaws

2. Municipal rates

- The Overberg District Municipality will be responsible for municipal rates.

3. Site & External Works (all measurements are approximate / minimum requirements)

- Entire yard to be fully fenced.
- Sliding entrance gate (6 meters wide), including an alternative 6-meter-wide gate.
- Levelled and paved courtyard minimum 23m x 15m.
- Dedicated wash bay area: Concrete surface with proper drainage.
- Dedicated hydrant in the courtyard.
- Paving around the entire building.
- Two (2) external taps to be provided.

4. Ground Floor Building Requirements

4.1. Appliance Bay (Fire Truck Bay) - (all measurements are approximate / minimum requirements)

- Bay area: 15.5m (L) x 14.5m (W), with concrete flooring.
- Three (3) remote-controlled glass-panelled bay doors (red): 3.5m wide x 5m high.
- One (1) remote-controlled bay door (red): 3m wide x 3m high.
- One (1) dedicated emergency escape door.
- Three (3) roof vents for heat and smoke extraction.
- Double hot/cold water wash basin in bay area.
- 1.3m wide separating door between bay and living quarters.
- No windows in bay.
- Internal electrical sockets and 1 x external plug in a waterproof enclosure.

Initial

5. Fire Fighters' Quarters (all measurements are approximate / minimum requirements)

5.1. Sleeping Rooms

- 3 x sleeping rooms, each with:
- Door, laminated flooring
- Aluminium window
- Electrical plugs
- Air-conditioning

5.1.1. Room sizes:

- Room 1: 4.3m x 3.0m
- Room 2: 4.1m x 4.3m
- Room 3: 4.1m x 4.3m

5.2. Bathrooms

5.2.1. Female bathroom:

- Tiled floor, toilet, shower, wash basin with mirror
- 2 x aluminium windows, 1 door
- 6 x built-in locker cupboards

5.2.2. Male bathroom:

- Tiled floor, 2 x showers, 2 x urinals, toilet, wash basin with mirror
- 2 x aluminium windows, 1 door
- 10 x built-in locker cupboards

5.2.3. Disabled toilet:

- Tiled floor, no window
- Motion sensor light, extractor fan, wash basin

5.2.4. Laundry Room

- Size: Minimum 2.1m x 3.0m
- Concrete floor, 4 built-in cupboards
- Work surface: 2.05m x 0.6m
- Aluminium window, door, electrical plugs

5.2.5. Passages & Access

- Passage width: 1.5 meters
- Door to reception area: 1.3 meters wide

6. Reception Area - (all measurements are approximate / minimum requirements)

6.1. External Parking

- 5 x general parking bays
- 1 x disabled bay

6.2. Reception Interior

- Floor area: 6m x 6m, laminated flooring
- Built-in reception desk
- Double glass front door
- 3 x aluminium windows
- UPS storage room
- Electrical plugs and air-conditioning

Initial

7. Kitchen & Recreation Room - (all measurements are approximate / minimum requirements)

7.1. Kitchen

- Size: Min 4.3m x 3.2m, laminated flooring
- Double sink (hot/cold water), built-in cupboards with stove & fridge space
- Opening serving hatch: 1.4m wide x 1.2m high
- 1 x window, door, electrical plugs

7.2. Recreation Room

- Size: 6m x 6m, laminated floor
- 6 x aluminium windows
- Built-in braai: 1.1m x 0.75m
- Work surface: 1m x 0.75m
- Electrical plugs and air-conditioning

8. First Floor - (all measurements are approximate / minimum requirements)

Staircase

- Non-slip stairs, railings both sides
- Safety gate at top
- 1 x window at stair landing
- Offices
- Corner Office: 4.3m x 3.3m, laminated floor, 2 windows, AC, plugs
- Second Office: 4.3m x 3.3m, laminated floor, 1 window, AC, plugs

9. Boardroom

- Size: 6m x 3.3m, laminated floor
- 1.3m wide entrance door
- Electrical plugs, AC

10. Lecture Room

- Size: Min 6m x 4.8m
- Laminated floor, 4 x windows
- 1.3m wide door
- AC, electrical plugs
- 4-door cabinet with hot/cold sink
- Toilets
- Male: Toilet, urinal, wash basin, mirror, tiled floor, door & window
- Female: Toilet, wash basin, mirror, tiled floor, door & window
- Storeroom
- Size: 2m x 1.5m
- Laminated floor, shelving, door, window, plug
- Passage
- Laminated flooring, 2 x windows

Initial

11. Compliance Requirements

- SANS 10400 Part T compliance (Fire Protection)
- Backup generator with auto-start function (ODM provides fuel; contractor maintains)

12. Location Requirement

- Must be within a five-minute response time from the N2 using a fire truck at any time of day or night.

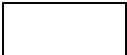
13. Maintenance

- The tenderer shall be responsible for the ongoing maintenance of the building and installed systems.

14. Duration

- For the period ending 30 June 2032

Note: The Municipality will have to install network cables and plugs.


Initial

ADDITIONAL INFORMATION**A. PRE-QUALIFICATION CRITERIA, SUB-CONTRACTING AND SOCIAL RESPONSIBILITY**

A.1. Prior to the evaluation, the Municipality will inspect the premises to ensure that the building meets the required standards.

B. EVALUATION AND ADJUDICATION

B.1. Bidder to submit a draft lease agreement for the lease of premises with the tender document.

C. ELIGIBILITY CRITERIA

The evaluation of tenders will be done in terms of compliance with the following criteria. Tenders that do not comply with all criteria below will not be evaluated further.

C.1. Bids will be evaluated based on the inspection results of the premises, if the premises do not meet the required standards, the bid will not be considered for further evaluation.

C.2. The final appointment will be subject to the successful completion of a MFMA: Section 33 process to be followed by the municipality.

Initial