



public works
& infrastructure

Department:
Public Works and Infrastructure
REPUBLIC OF SOUTH AFRICA

TENDER: H22/003PF

RETURNABLE DOCUMENTS

FOR

**SAPS: PROCUREMENT OF ALTERNATIVE OFFICE
ACCOMODATION COMPRISING OF 1844, 18 SQM AND
21 PARKING BAYS IN OLIVENHOUTBOSCH
(CENTURION) FOR A PERIOD OF 9 YEARS AND 11
MONTHS**

**YOU ARE HEREBY INVITED TO BID TO THE GOVERNMENT OF THE
REPUBLIC OF SOUTH AFRICA**

PLEASE TAKE NOTE

BID NUMBER: H22/003PF

CLOSING TIME: SHARP 11:00 CLOSING DATE: 17 OCTOBER 2022

BIDS RECEIVED AFTER THE CLOSING TIME AND DATE ARE LATE AND WILL, AS A RULE NOT BE ACCEPTED FOR CONSIDERATION

BID DOCUMENTS MAY BE POSTED TO

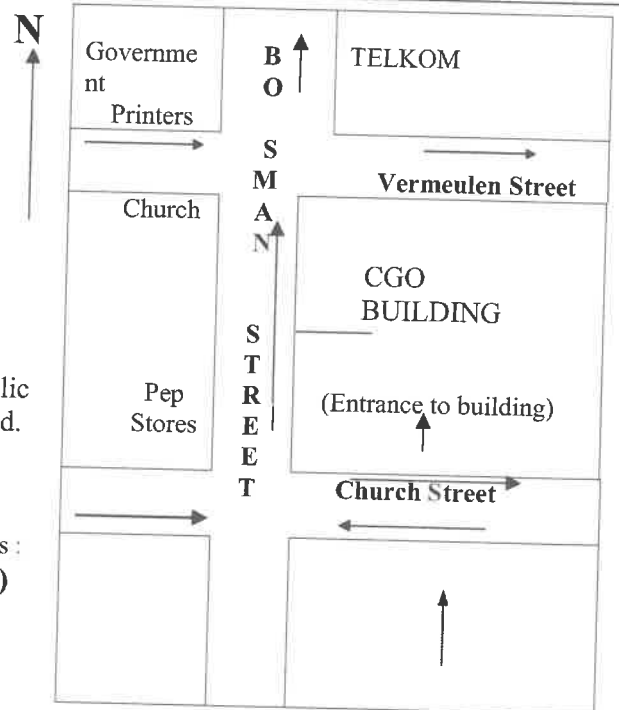
**DIRECTOR-GENERAL
Department of Public Works
Private Bag X65
PRETORIA
0001**

**ATTENTION: TENDER SECTION:
Central Government office: Room 121**

Bid documents that are posted must reach the Department of Public Works: Tender section, before 08:00 on the closing date of the bid.

OR

The bid documents may be deposited at the Department of Public Works :
Head Office: **Room 121, Central Government Office (CGO)
c/o Bosman and Vermeulen Street.(Entrance Vermeulen
Street) Pretoria,0001**



The Head Office of the Department of Public Works is open **Mondays to Fridays**
07:30 – 12:30 / 13:30 – 15:30. However, if the bid is late, it will, as a rule not be accepted for consideration.

Bidders should ensure that bids are delivered timeously to the correct address.

SUBMIT ALL BIDS ON THE OFFICIAL FORMS - DO NOT RETYPE.

Bids by telegram, facsimile or other similar apparatus will not be accepted for consideration.

**SUBMIT EACH BID IN A SEPARATE SEALED ENVELOPE,
INDICATING THE TENDER NR. CLOSING DATE AND YOUR COMPANY NAME**

The Government Tender Bulletin is available on the Internet on the following web sites:

1. <http://www.treasury.gov.za>
2. <http://www.info.gov.za/documents/tenders/index.htm>

CONTENTS OF BID DOCUMENT

Project title:	SAPS: PROCUREMENT OF ALTERNATIVE OFFICE ACCOMODATION COMPRISING OF 1844,18SQM AND 21 PARKING BAYS IN OLIVENHOUTBOSCH (CENTURION) FOR A PERIOD OF 9 YEARS AND 11 MONTHS		
Project Leader:	Philani Ndlovu	Bid / no:	H22/003PF

SECTIONS IN BID DOCUMENT

Bidders are to ensure that they have received all pages of the bid document, which consists of the following sections:

Bid Document Name:	Number of Pages:
Cover page	1 Page
Content page	1 Page
Map of closing address	1 Page
Bid Form (PA-32)	3 Pages
DPW-08.1 (LS)	3 Pages
PA-04(LS): Notice and invitation to tender	5 Pages
PA-09 (LS): List of returnable document	2 Page
PA-10 (LS): Important Conditions of Bid	1Pages
PA-11: Bidder's Disclosure	3 Pages
PA-15.1 Resolution of Board of Directors	2 Pages
PA-15.2: Resolution of Board of Directors to enter into Consortia or Joint Ventures	2 Pages
PA-15.3: Special Resolution of Consortia or Joint Venture	3 Pages
PA-16 : Form for Claiming BBBEE points	6 Pages
PA29: Certificate of Bid Determination	4 Pages
PA-40: Declaration of designated groups for preferential procurement	2 Pages
DPW-06 (LS): Lease Agreement	12 Pages
DPW-11.1 (LS): Specification on Minimum Requirements- Office Accommodation	3 Pages
DPW-12 (LS): Compliance with all the Acts, Regulations and By-Laws Governing the Built Environment Certificate	1 Pages
Special Note	1 Pages
Norms document	3 Pages
Project Five Star 2012	56 Pages

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

PART A INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE (NAME OF DEPARTMENT/ PUBLIC ENTITY)

BID NUMBER:	H22/003PF	CLOSING DATE:	17/10/2022	CLOSING TIME:	11:00
DESCRIPTION	SAPS: PROCUREMENT OF ALTERNATIVE OFFICE ACCOMODATION COMPRISING OF 1844,18SQM AND 21 PARKING BAYS IN OLIVENHOUTBOSCH (CENTURION) FOR A PERIOD OF 9 YEARS AND 11 MONTHS				

THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL IN AND SIGN A WRITTEN CONTRACT FORM (DPW04.1 GS or DPW04.2 GS).

BID RESPONSE DOCUMENTS MAY BE DEPOSITED IN THE BID BOX
SITUATED AT (STREET ADDRESS)

256 CGO BUILDING, CNR BOSMAN AND MADIBA STREETS, PRETORIA

OR POSTED TO:

PRIVATE BAG X 65, PRETORIA, 0001

SUPPLIER INFORMATION

NAME OF BIDDER			
POSTAL ADDRESS			
STREET ADDRESS			
TELEPHONE NUMBER	CODE	NUMBER	
CELLPHONE NUMBER			
FACSIMILE NUMBER	CODE	NUMBER	
E-MAIL ADDRESS			
VAT REGISTRATION NUMBER			

B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE [TICK APPLICABLE BOX]	TCS PIN:		OR	CSD No:	
	<input type="checkbox"/> Yes			B-BBEE STATUS LEVEL SWORN AFFIDAVIT	<input type="checkbox"/> Yes
	<input type="checkbox"/> No				<input type="checkbox"/> No

IF YES, WHO WAS THE CERTIFICATE ISSUED BY?

AN ACCOUNTING OFFICER AS CONTEMPLATED IN THE CLOSE CORPORATION ACT (CCA) AND NAME THE APPLICABLE IN THE TICK BOX	<input type="checkbox"/>	AN ACCOUNTING OFFICER AS CONTEMPLATED IN THE CLOSE CORPORATION ACT (CCA)
	<input type="checkbox"/>	A VERIFICATION AGENCY ACCREDITED BY THE SOUTH AFRICAN ACCREDITATION SYSTEM (SANAS)
	<input type="checkbox"/>	A REGISTERED AUDITOR
		NAME:

[A B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE/SWORN AFFIDAVIT(FOR EMEs& QSEs) MUST BE SUBMITTED IN ORDER TO QUALIFY FOR PREFERENCE POINTS FOR B-BBEE]

ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES /WORKS OFFERED?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES /WORKS OFFERED?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	[IF YES ENCLOSE PROOF]			[IF YES ANSWER PART B:3 BELOW]	

SIGNATURE OF BIDDER	DATE
.....	

CAPACITY UNDER WHICH THIS BID IS SIGNED (Attach proof of authority to sign this bid; e.g. resolution of directors, etc.)

TOTAL NUMBER OF ITEMS OFFERED	TOTAL BID PRICE (1ALL APPLICABLE TAXES)
BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO:	
DEPARTMENT/ PUBLIC ENTITY	TECHNICAL INFORMATION MAY BE DIRECTED TO:
CONTACT PERSON	CONTACT PERSON
	TELEPHONE NUMBER

TELEPHONE NUMBER		FACSIMILE NUMBER	
FACSIMILE NUMBER		E-MAIL ADDRESS	
E-MAIL ADDRESS			

PART B TERMS AND CONDITIONS FOR BIDDING

- 1. BID SUBMISSION:**
- 1.1. BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.
 - 1.2. ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED-(NOT TO BE RE-TYPED) OR ONLINE
 - 1.3. BIDDERS MUST REGISTER ON THE CENTRAL SUPPLIER DATABASE (CSD) TO UPLOAD MANDATORY INFORMATION NAMELY: (BUSINESS REGISTRATION/ DIRECTORSHIP/ MEMBERSHIP/IDENTITY NUMBERS; TAX COMPLIANCE STATUS; AND BANKING INFORMATION FOR VERIFICATION PURPOSES). B-BBEE CERTIFICATE OR SWORN AFFIDAVIT FOR B-BBEE MUST BE SUBMITTED TO BIDDING INSTITUTION.
 - 1.4. WHERE A BIDDER IS NOT REGISTERED ON THE CSD, MANDATORY INFORMATION NAMELY: (BUSINESS REGISTRATION/ DIRECTORSHIP/ MEMBERSHIP/IDENTITY NUMBERS; TAX COMPLIANCE STATUS MAY NOT BE SUBMITTED WITH THE BID DOCUMENTATION. B-BBEE CERTIFICATE OR SWORN AFFIDAVIT FOR B-BBEE MUST BE SUBMITTED TO BIDDING INSTITUTION.
 - 1.5. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT 2000 AND THE PREFERENTIAL PROCUREMENT REGULATIONS, 2017, THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER LEGISLATION OR SPECIAL CONDITIONS OF CONTRACT.

- 2. TAX COMPLIANCE REQUIREMENTS**
- 2.1 BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.
 - 2.2 BIDDERS ARE REQUIRED TO SUBMIT THEIR UNIQUE PERSONAL IDENTIFICATION NUMBER (PIN) ISSUED BY SARS TO ENABLE THE ORGAN OF STATE TO VIEW THE TAXPAYER'S PROFILE AND TAX STATUS.
 - 2.3 APPLICATION FOR TAX COMPLIANCE STATUS (TCS) OR PIN MAY ALSO BE MADE VIA E-FILING. IN ORDER TO USE THIS PROVISION, TAXPAYERS WILL NEED TO REGISTER WITH SARS AS E-FILERS THROUGH THE WEBSITE WWW.SARS.GOV.ZA.
 - 2.4 BIDDERS MAY ALSO SUBMIT A PRINTED TCS TOGETHER WITH THE BID.
 - 2.5 IN BIDS WHERE CONSORTIA / JOINT VENTURES / SUB-CONTRACTORS ARE INVOLVED, EACH PARTY MUST SUBMIT A SEPARATE PROOF OF TCS / PIN / CSD NUMBER.
 - 2.6 WHERE NO TCS IS AVAILABLE BUT THE BIDDER IS REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD), A CSD NUMBER MUST BE PROVIDED.

- 3. QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS**
- 3.1. IS THE BIDDER A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? YES NO
 - 3.2. DOES THE BIDDER HAVE A BRANCH IN THE RSA? YES NO
 - 3.3. DOES THE BIDDER HAVE A PERMANENT ESTABLISHMENT IN THE RSA? YES NO
 - 3.4. DOES THE BIDDER HAVE ANY SOURCE OF INCOME IN THE RSA? YES NO

IF THE ANSWER IS "NO" TO ALL OF THE ABOVE, THEN, IT IS NOT A REQUIREMENT TO OBTAIN A TAX COMPLIANCE STATUS / TAX COMPLIANCE SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 2.3 ABOVE.

NB: FAILURE TO PROVIDE ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID. AN ORIGINAL OR CERTIFIED COPY OF THE B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE MUST BE SUBMITTED IN ORDER TO QUALIFY FOR PREFERENCE POINTS FOR B-BBEE.

Note Well:

- a) In respect of non VAT vendors the bidders may not increase the bid price under Section 67(1) of the Value Added Tax Act of 1991 where the relevant transaction would become subject to VAT by reason of the turnover threshold being exceeded and the bidder becomes liable for VAT.
- b) **All delivery costs must be included in the bid price, for delivery at the prescribed destination.**
- c) The price that appears on this form is the one that will be considered for acceptance as **a firm and final offer.**
- d) The grand total in the pricing schedule(s), inclusive of VAT, attached to the bid offer must correlate and be transferred to this form (PA32).
- e) Where there are inconsistencies between the grand total price offer in the pricing schedule(s) and the PA32 price offer, the price offer on the PA32 shall prevail and deemed to be firm and final. No further correspondence shall be entered into in this regard.

DPW – 08.3 (LS): BID OFFER – OFFICE ACCOMMODATION VARIOUS OPTIONS BASED ON BEE PERCENTAGE

Bid no:	H22/003PF	Closing date:	17/10/2022
Advertising date:	23/09/2022	Validity period:	60 days

1. ACCOMMODATION PARTICULARS

Name of Company	
BEE shareholding % in Company owning property offered. Provide relevant certified documents, i.e. (Members register, CK1/ CK2)	%
Erf no. / Name and address of building	
Title Deed Number of property offered (Provide certified copy of the Title Deed)	
Market value / Municipal valuation of building	m ²
Gross floor area of accommodation	
Date accommodation may be used	
Commencement date of lease	
Lease period	years
Option period	years
Value Added Tax Number	

A. FIRST OFFER: 0 – 2 YEAR LEASE (COMPULSORY FOR ALL BIDDERS)

	Offices	Stores	Parking
Lettable area	m ²	m ²	
Parking bays			
Rental per month	R	R	R
VAT per month	R	R	R
Total per month	R	R	R

Tariffs	R /m ²	R /m ²	R / bay
VAT	R /m ²	R /m ²	R /bay
Total (1)	R /m ²	R /m ²	R /bay
Escalation rate	%	%	%

Operating Costs (Provide details on what costs entail)	R		
VAT	R		
Total (2)	R		
Escalation rate	%	%	
Total (1+2)	R		R / bay



Minimum of R350/m2 (VAT excl.) for Tenant Installation (T.I.) excluding electrical/ mechanical/ structural items, which are Landlord's responsibility as well as providing certificates of compliance.	R	R	
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2. RESPONSIBILITIES

Note: The state is not prepared to accept responsibility for services or costs involved within grey coloured columns. (Indicate where applicable)

2.1. Services	State	Lessor	Estimated cost per month
2.1.1. Water consumption			
2.1.2. Electricity consumption			
2.1.3. Sanitary services			
2.1.4. Refuse removal			
2.1.5. Domestic cleaning service			
2.1.6. Consumable Supplies			

2.2. Maintenance	State	Lessor	Estimated cost per month
2.2.1. Internal maintenance			
2.2.2. External			
2.2.3. Garden (If applicable)			
2.2.4. Air conditioning			
2.2.5. Lifts			
2.2.6. Floor covering: normal wear			

2.3. Rates and Insurance	State	Lessor	Estimated cost per month
2.3.1. Municipal rates & Increases			
2.3.2. Insurance & Increases			
2.3.3. ASRIA insurance + Increase			

2.4. Other Responsibilities	State	Lessor	Estimated cost per month
2.4.1. Contract costs			
2.4.2. Stamp duty			
2.4.3. Fire fighting equipment			
2.4.4. Cost of alterations			

Note: State is not prepared to accept responsibility for costs involved within grey coloured columns

B. FIRST OFFER: 3 – 6 YEAR LEASE (BIDDERS WITH 51 % – 60 % BEE)

	Offices	Stores	Parking
Lettable area	m ²	m ²	
Parking bays			
Rental per month	R	R	
VAT per month	R	R	R
Total per month	R	R	R

Tariffs	R /m ²	R /m ²	R /bay
VAT	R /m ²	R /m ²	R /bay
Total (1)	R /m ²	R /m ²	R /bay
Escalation rate	%	%	%

Operating Costs (Provide details on what costs entail)	R /m ²	R /m ²	
VAT	R /m ²	R /m ²	
Total (2)	R /m ²	R /m ²	
Escalation rate	Same as above		
Total (1+2)	R /m ²	R /m ²	R /bay

Minimum of R350/m ² (VAT excl.) for T.I. excluding electrical/ mechanical/ structural items, which are Landlord's responsibility as well as providing certificates of compliance.	R	R	
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3. RESPONSIBILITIES

Note: The state is not prepared to accept responsibility for services or costs involved within grey coloured columns. (Indicate where applicable)

3.1. Services	State	Lessor	Estimated cost per month
3.1.1. Water consumption			
3.1.2. Electricity consumption			
3.1.3. Sanitary services			
3.1.4. Refuse removal			
3.1.5. Domestic cleaning service			
3.1.6. Consumable Supplies			



3.2. Maintenance	State	Lessor	Estimated cost per month
3.2.1. Internal maintenance			
3.2.2. External			
3.2.3. Garden (If applicable)			
3.2.4. Air conditioning			
3.2.5. Lifts			
3.2.6. Floor covering: normal wear			

3.3. Rates and Insurance	State	Lessor	Estimated cost per month
3.3.1. Municipal rates & Increases			
3.3.2. Insurance & Increases			
3.3.3. SASRIA insurance + Increase			

3.4. Other Responsibilities	State	Lessor	Estimated cost per month
3.4.1. Contract costs			
3.4.2. Stamp duty			
3.4.3. Fire fighting equipment			
3.4.4. Cost of alterations			

Note: State is not prepared to accept responsibility for costs involved within grey coloured columns

C. FIRST OFFER: 7 – 10 YEAR LEASE (BIDDERS WITH 61 % – 100 % BEE)

	Offices	Stores	Parking
Lettable area	m ²	m ²	
Parking bays			
Rental per month	R		R
VAT per month	R		R
Total per month	R		R

Tariffs	R /m ²	R /m ²	R /bay
VAT	R /m ²	R /m ²	R /bay
Total (1)	R /m ²	R /m ²	R /bay
Escalation rate	%	%	%

Operating Costs (Provide details on what costs entail)	R /m ²	R /m ²	R /bay
VAT	R /m ²	R /m ²	R /bay
Total (2)	R /m ²	R /m ²	R /bay
Escalation rate			
Total (1+2)	R /m ²	R /m ²	R each/bay

Minimum of R450/m ² (VAT excl.) for T.I. excluding electrical/ mechanical/ structural items, which are Landlord's responsibility as well as providing certificates of compliance.	R	R	
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4. RESPONSIBILITIES

Note: The state is not prepared to accept responsibility for services or costs involved within grey coloured columns. *(Indicate where applicable)*

4.1. Services	State	Lessor	Estimated cost per month
4.1.1. Water consumption			
4.1.2. Electricity consumption			
4.1.3. Sanitary services			
4.1.4. Refuse removal			
4.1.5. Domestic cleaning service			
4.1.6. Consumable Supplies			

4.2. Maintenance	State	Lessor	Estimated cost per month
4.2.1. Internal maintenance			
4.2.2. External			
4.2.3. Garden (If applicable)			
4.2.4. Air conditioning			
4.2.5. Lifts			
4.2.6. Floor covering: normal wear			

4.3. Rates and Insurance	State	Lessor	Estimated cost per month
4.3.1. Municipal rates & Increases			
4.3.2. Insurance & Increases			
4.3.3. SASRIA insurance & Increases			



4.4. Other Responsibilities	State	Lessor	Estimated cost per month
4.4.1. Contract costs			
4.4.2. Stamp duty			
4.4.3. Fire fighting equipment			
4.4.4. Cost of alterations			

Note: State is not prepared to accept responsibility for costs involved within grey coloured columns

Does the building comply with the National Building Regulations?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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5. NATIONAL BUILDING REGULATIONS:

Electricity Compliance Certificate	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Fire Regulation	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Accessibility Regulation	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Health and Safety Regulation	Yes <input type="checkbox"/>	No <input type="checkbox"/>

6. PARTICULARS FOR PAYMENT OF RENTAL:

Person/Organisation to whom cheque must be issued	
Postal address	
Telephone no.	
Cell. No.	
e-mail address	

7. INCOME TAX REFERENCE NUMBER:

INCOME TAX REFERENCE NUMBER (in terms of Section 69 of the Income Tax Act, 1962 (Act 58 of 1962) as amended)	
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Signature of Owner / Duly Authorised Representative	Date

PA-04 (LS): NOTICE AND INVITATION TO BID

THE DEPARTMENT OF PUBLIC WORKS INVITES BIDDERS FOR PROVISION OF:

Property description:	ALTERNATIVE OFFICE ACCOMMODATION (POLICE STATION) OF 1844, 18M AND 21 PARKING BAYS FOR A PERIOD OF 9 YEARS AND 11 MONTHS IN OLIEVENHOUTBOSCH, CENTURION.
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Bid no:	H22/003PF		
Advertising date:	23/09/2022	Closing date:	17/10/2022
Closing time:	11:00	Validity period:	60 days

Only bidders who are responsive to the following responsiveness criteria are eligible to submit bids:

<input checked="" type="checkbox"/>	Tender offer must be properly received on the tender closing date and time specified on the invitation, fully completed and signed in ink (All as per Standard Conditions of Tender).
<input checked="" type="checkbox"/>	The (DPW-08 (LS)): Bid offer must be clearly completed by the bidder, with clear specification of the financial offer in terms of rental and tenant installation allowance offered by bidder and the bid documents should be duly signed in ink, by the bidder. The offer should be submitted as per the bid questionnaire which forms part of the bid documents.
<input checked="" type="checkbox"/>	The building must be within the geographic boundaries specified in the bid documents (Olivenhoutbosch)
<input checked="" type="checkbox"/>	Submission of applicable (PA-15.1, PA-15.2, PA-15.3): Resolution by the Legal Entity, or consortium / joint venture, authorising a dedicated person(s) to sign documents on behalf of the firm / consortium / joint venture.
<input checked="" type="checkbox"/>	Submission of (PA-11): Declaration of Interest and Bidder's Past Supply Chain Management Practices.
<input checked="" type="checkbox"/>	Submission of (PA-29): Certificate of Independent Bid Determination.
<input checked="" type="checkbox"/>	Submission of other compulsory returnable schedules / documents as per (PA-09 (LS)): List of returnable documents.
<input checked="" type="checkbox"/>	An agent may bid on behalf of the owner of the property but the responsiveness and functionality points of the bid is only measured on the owner/ real owner of the property. No responsive points or functionality points will be given to the agent unless he/she is buying the property for transformation and empowerment purposes. A copy of the mandate and the title deed from the owner must be submitted with the bid documents or in case of a prospective buyer, the signed purchase agreement with a title deed of the owner must be submitted. Title deed will be required if the bidder owns the building.
<input checked="" type="checkbox"/>	Use of correction fluid is prohibited
<input checked="" type="checkbox"/>	Registration on National Treasury 's Central Supplier Database (CSD)
<input checked="" type="checkbox"/>	Compliance with Pre-qualification criteria for Preferential Procurement
<input checked="" type="checkbox"/>	In case of a prospective buyer a letter from the Financial institution indicating that they would be able to fund the purchase of the property should the bid be awarded to them and also undertake the Tenant Installation project.
<input type="checkbox"/>	
<input type="checkbox"/>	

Notice and Invitation to Bid: PA-04 (LS)

Tenderer must comply with the Pre-qualification criteria for Preferential Procurement listed below

<input checked="" type="checkbox"/>	<p>Category A - refers to segment where a property is owned by an enterprise(s)/ individual(s) which are not less than:</p> <ul style="list-style-type: none"> a. 51% Black-ownership b. 51% Black-management c. 51% Black controlled ; and d. With a B-BBEE certificate status level 4 or above assessed in terms of the Property Sector codes
<input type="checkbox"/>	<p>Category B – refers to a segment where a property is owned by an enterprise(s)/ individual(s) which have not less than :</p> <ul style="list-style-type: none"> a. 20% Black- ownership; b. 20% Black management c. 20% Black Controlled ; and d. With a B-BBEE certificate status level 4 or above assessed in terms of the Property Sector Codes
<input type="checkbox"/>	<p>Category C – refers to a segment where a property is owned by an enterprise(s)/ individual(s) with less than</p> <ul style="list-style-type: none"> a. 20% Black- ownership; b. 20% Black management c. 20% Black Controlled ; and d. With a B-BBEE certificate status level 4 or above assessed in terms of the Property Sector Codes
<input type="checkbox"/>	<p>Category D – refers to property funds listed on the Stock Exchange :</p> <ul style="list-style-type: none"> a. That qualify as listed property funds or real estate investment trusts (REITS); b. That have ownership by black individuals or black entities of more than 10% but less than 51% ; and c. That are managed by property asset management entities with not less than 51% Black ownership ; 51% Black management and 51% Black control

This bid will be evaluated according to the preferential procurement model in the PPPFA: *(Tick applicable preference point scoring system)*

<input checked="" type="checkbox"/> 80/20 Preference points scoring system	<input type="checkbox"/> 90/10 Preference points scoring system	<input type="checkbox"/> Either 80/20 or 90/10 Preference points scoring system
Price:		
Price:	80 % of 100	
Total must equal:	100%	
Functionality:		
Functionality:	100 %	
Minimum Functionality Score	50 %	
Total must equal:	100%	

Functionality criteria: EXISTING	Weighting factor:
<p>SUITABILITY</p> <ul style="list-style-type: none"> - Stand-alone building with burglar bars for windows and doors and a generator installed. The building must also be a single tenant. = 5 None of the above = 0 <p>Commitment/ confirmation letter that the building will have a backup generator installed and operational before client takes occupation of the building.</p>	40%
<p>ACCESSIBILITY</p> <ol style="list-style-type: none"> 1. Property to be close to major routes and amenities 2. Meet entrance and exit requirements 3. Property to meet requirements for people with disability <ul style="list-style-type: none"> All three = 5 * 2 and 3 = 4 * 1 and 3 = 3 * None of the above = 0 	30%
<p>BUILDING GRADES</p> <p>The property must be A, B or C Grade</p> <ul style="list-style-type: none"> A and above grade building = 5 B grade building with A grade finishes = 4 B grade building with B grade finishes = 3 C grade building with A grade finishes = 2 C grade building with B grade finishes = 1 None of the above = 0 <p>Current grading certificate to be attached and a Commitment/ confirmation letter that the building will be refurbished according to the aspiring grade finishes.</p>	10%
<p>PARKING REQUIREMENTS</p> <ul style="list-style-type: none"> - 21 covered parking bays in the same building = 5 - 15 covered parking bays in the same building and 6 not covered parking bays in the same building = 4 - 15 covered parking bays in the same building and 6 not covered parking bays adjacent to the building = 3 - 11 covered parking bays in the same building and 10 not covered parking bays in the same building = 2 - 11 covered parking bays in the same building and 10 not covered parking bays adjacent to the building = 1 - None of the above = 0 	20%
<p> </p>	
<p>Total</p>	100 Points

Functionality criteria: CONSTRUCTION		Weighting factor:
SUITABILITY		
- Stand-alone building with burglar bars for windows and doors and a generator installed. The building must also be a single tenant.	= 5	40%
None of the above	= 0	
Commitment/ confirmation letter that the building will have a backup generator installed and operational before client takes occupation of the building.		
ACCESSIBILITY		
1. Property to be close to major routes and amenities 2. Meet entrance and exit requirements 3. Property to meet requirements for people with disability		20%
All three = 5		
* 2 and 3 = 4		
* 1 and 3 = 3		
* None of the above = 0		
LAND SIZE REQUIREMENTS		
Land size of 5500m ² or more	= 5	20%
Land size between 4500m ² and 5500m ²	= 4	
Land size between 3500m ² and 4500m ²	= 3	
Land size between 2500m ² and 3500m ²	= 2	
None of the above	= 0	
PARKING REQUIREMENTS		
- 21 covered parking bays in the same building	= 5	20%
- 15 covered parking bays in the same building and 6 not covered parking bays in the same building	= 4	
- 15 covered parking bays in the same building and 6 not covered parking bays adjacent to the building	= 3	
- 11 covered parking bays in the same building and 10 not covered parking bays in the same building	= 2	
- 11 covered parking bays in the same building and 10 not covered parking bays adjacent to the building	= 1	
- None of the above	= 0	
Total		100 Points

Subject to sub-regulation 6(2) and /or 7 (2), points must be awarded to a tenderer for attaining B-BBEE status level contributor in accordance with the table below:

B-BBEE Status Level of Contributor	Number of Points (90/10 system)	Number of Points (80/20 system)



Notice and Invitation to Bid: PA-04 (LS)

Subject to sub-regulation 6(2) and /or 7 (2), points must be awarded to a tenderer for attaining B-BBEE status level contributor in accordance with the table below:

B-BBEE Status Level of Contributor	Number of Points (90/10 system)	Number of Points (80/20 system)
1	10	20
2	9	18
3	6	14
4	5	12
5	4	8
6	3	6
7	2	4
8	1	2
Non-compliant contributor	0	0

- A maximum of 10/20 points may be allocated in accordance with sub-regulation 7(2) and 6(2) respectively of the PPPFA Regulations of 2017.
- The points scored by a tenderer in respect of the level of BBEE contribution contemplated in sub regulation 6 (2) and 7(2) must be added to the points scored for price as calculated in accordance with sub regulation 6 (1) and 7 (1) respectively
- Subject to regulation 7, the contract must be awarded to the tenderer who scores the highest total number of points.
- A contract may be awarded to a tenderer that did not score the highest total number of points, only in accordance with section 2 (1) (f) of the Act.

1. COLLECTION OF BID DOCUMENTS:

- Bid documents may be collected during working hours at the following address **Department of Public Works & Infrastructure, Room 121 CGO Building, C/O Madiba & Bosman street, Pretoria.**
- A non-refundable bid deposit of R 700 is payable, (Cash only) is required on collection of the bid documents.
- A **select** pre bid meeting with representatives of the Department of Public Works will take place at **insert address** on **dd/mm/yyyy** starting at **insert time**. Venue **insert venue**. (if applicable)

2. ENQUIRIES RELATED TO BID DOCUMENTS MAY BE ADDRESSED TO:

Contact person:	Philani Ndlovu	Telephone no:	012 310 5014
Cell no:	082 907 5473	Fax no:	
E-mail:	philani.ndlovu@dpw.gov.za		

3. DEPOSIT / RETURN OF BID DOCUMENTS:

- 3.1. Telegraphic, telephonic, telex, facsimile, electronic and / or late tenders will not be accepted.
- 3.2. Requirements for sealing, addressing, delivery, opening and assessment of tenders are stated in the bid document.
- 3.3. All tenders must be submitted on the official forms – (not to be re-typed).



Notice and Invitation to Bid: PA-04 (LS)

BID DOCUMENTS MAY BE POSTED TO: THE DIRECTOR -GENERAL DEPARTMENT OF PUBLIC WORKS PRIVATE BAG X 65 Pretoria 0001 ATTENTION: PROCUREMENT SECTION: ROOM 121 POSTED TENDERS MUST BE RECEIVED PRIOR CLOSING DATE AND TIME AT 11H00 BY THE DEPARTMENT	OR	DEPOSITED IN THE TENDER BOX AT: <i>Department of Public Works & Infrastructure</i> <i>Central Government Office</i> <i>C/O Bosman & Madiba street</i> <i>Reception</i>
--	----	---

4. COMPILED BY:

Philani Ndlovu		
Name of Property Manager		Signature

PA-09 (LS): LIST OF RETURNABLE DOCUMENTS

Property description:	SAPS: PROCUREMENT OF ALTERNATIVE OFFICE ACCOMODATION COMPRISING OF 1844,18SQM AND 21 PARKING BAYS IN OLIVENHOUTBOSCH (CENTURION) FOR A PERIOD OF 9 YEARS AND 11 MONTHS		
Property Manager:	PHILANI NDLOVU	Bid / Quote no:	H22/003PF
Receipt Number:			

1. THE BIDDER MUST COMPLETE THE FOLLOWING RETURNABLE DOCUMENTS:

(Bidders may use the "Returnable document" column to confirm documents have been completed and returned by inserting a tick)

Bid Document Name:	Number of Pages:	Returnable document:
PA-04 (LS) Notice and Invitation to Bid	5 Pages	<input checked="" type="checkbox"/>
PA-09 (LS) List of Returnable Documents	2 Pages	<input checked="" type="checkbox"/>
PA-10 (LS) Important Conditions of Bid	1 Pages	<input checked="" type="checkbox"/>
PA-11 Bidder's Disclosure	3 Pages	<input checked="" type="checkbox"/>
PA-15.1 Resolution of Board of Directors	2 Pages	<input checked="" type="checkbox"/>
PA-15.2 Resolution of Board of Directors to Enter into Consortia or Joint Venture	2 Pages	<input checked="" type="checkbox"/>
PA-15.3 Special Resolution of Consortia or Joint Venture	3 Pages	<input checked="" type="checkbox"/>
PA-16 Preference Points Claim Form in Terms of the Preferential Procurement Regulations 2017	6 Pages	<input checked="" type="checkbox"/>
PA-29 Certification of Independent Bid Determination	4 Pages	<input checked="" type="checkbox"/>
PA-32 Invitation to Bid	3 Pages	<input checked="" type="checkbox"/>
PA-40 Declaration of Designated Groups for Preferential Procurement	2 Pages	<input checked="" type="checkbox"/>
DPW-06 (LS) Lease Agreement	12 Pages	<input checked="" type="checkbox"/>
DPW-08.1 (LS) Bid Offer - Office Accommodation	3 Pages	<input checked="" type="checkbox"/>
DPW-11.1 (LS) Specification of Minimum Requirements - Office Accommodation	3 Pages	<input checked="" type="checkbox"/>
DPW-12 Compliance with all the Acts, Regulations and By-Laws Governing the Built Environment Certificate	1 Pages	<input checked="" type="checkbox"/>
	Pages	<input type="checkbox"/>
	Pages	<input type="checkbox"/>
	Pages	<input type="checkbox"/>
	Pages	<input type="checkbox"/>
	Pages	<input type="checkbox"/>
	Pages	<input type="checkbox"/>
	Pages	<input type="checkbox"/>
	Pages	<input type="checkbox"/>
	Pages	<input type="checkbox"/>
	Pages	<input type="checkbox"/>



Name of Bidder	Signature	Date
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PA-10 (LS): IMPORTANT CONDITIONS OF BID

Bid no:	H22/003PF	Closing date:	17/10/2022
Advertising date:	23/09/2022	Validity period:	60 days

1. Bids that are not accompanied by written proof that the bidder is authorised to offer the accommodation for leasing will not be considered.
2. The only or lowest offer will not necessarily be accepted.
3. The Department of Public Works is the sole adjudicator of the suitability of the accommodation for the purpose for which it is required. The Department's decision in this regard will be final.
4. The Department of Public Works will in no way be responsible for or committed to negotiations that a user department may or might have conducted with a lessor or owner of a building.
5. It is a requirement that the accommodation offered, including all equipment and installations, must comply with the National Building Regulations and the requirements of the Occupational Health and Safety Act, 1993 (Act 85 of 1993), as amended. **A certificate to this effect must be issued.**
6. Drawings/ Architect's plans of the accommodation offered must be submitted. **In this regard it is a prerequisite that bidders should do a preliminary planning on the floor plans in accordance with the norm document.**
7. Lettable areas have to be determined in accordance with the **SAPOA** method for measuring floor areas in office buildings. The offer may not be considered if a certificate by an architect, certifying the area is not submitted.
8. The commencement date from which rental will be payable or the lease shall begin is subject to the approval of the Department of Public Works.
9. The lease agreement and payment of rental will commence from the date of occupancy. Rental will be adjusted on a yearly basis thereafter in accordance with an agreed upon escalation rate starting at the beginning of the second year.
10. No bids sent by facsimile will be accepted.
11. Bidders are welcome to be present at the opening of bids.
12. This annexure is part of the bid documentation and must be signed by the bidder and attached.
13. The bid forms must not be retyped or redrafted but photocopies may be used. Additional offers may be made but only on photocopies of the original documents or on other forms requisitioned. Additional offers are regarded as separate bids and must be treated as such by the bidder. The inclusion of various offers as part of a single submission in one envelope is not allowed. Additional offers must be submitted under separate cover.
14. The successful bidder will be responsible for the cost of alterations necessary to adapt the offered accommodation to the specific needs of the user department in accordance with the norm document and/or specified and minimum requirements.
15. Appended herewith is an example of a **(PA-07): Application for Tax Clearance Certificate** of which an original signed and stamped certificate should be obtained from the SA Revenue Services and submitted together with the completed bid document.
16. Failure to comply with the above-mentioned conditions may invalidate a bid.

BIDDER'S SIGNATURE:

Name of Bidder	Signature	Capacity	Date

PA-11: BIDDER'S DISCLOSURE

1. PURPOSE OF THE FORM

Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

Where a person/s are listed in the Register for Tender Defaulters and / or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. Bidder's declaration

- 2.1 Is the bidder, or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest (1) in the enterprise, employed by the state?

YES / NO

- 2.1.1 If so, furnish particulars of the names, individual identity numbers, and, if applicable, state employee numbers of sole proprietor/ directors / trustees / shareholders / members/ partners or any person having a controlling interest in the enterprise, in table below.

Full Name	Identity Number	Name of State institution

(1) the power, by one person or a group of persons holding the majority of the equity of an enterprise, alternatively, the person/s having the deciding vote or power to influence or to direct the course and decisions of the enterprise.

2.2 Do you, or any person connected with the bidder, have a relationship with any person who is employed by the procuring institution?

YES / NO

2.2.1 If so, furnish particulars:

.....

2.3 Does the bidder or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise whether or not they are bidding for this contract?

YES / NO

2.3.1 If so, furnish particulars:

.....

3 DECLARATION

I, the undersigned, (name).....
 in submitting the accompanying bid, do hereby make the following statements that I certify to be true and complete in every respect:

- 3.1 I have read and I understand the contents of this disclosure;
- 3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;
- 3.3 The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium² will not be construed as collusive bidding.
- 3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.
- 3.5 The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.
- 3.6 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.

² Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.



- 3.7 I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

I CERTIFY THAT THE INFORMATION FURNISHED IN PARAGRAPHS 1, 2 and 3 ABOVE IS CORRECT.

I ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME IN TERMS OF PARAGRAPH 6 OF PFMA SCM INSTRUCTION 03 OF 2021/22 ON PREVENTING AND COMBATING ABUSE IN THE SUPPLY CHAIN MANAGEMENT SYSTEM SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature

.....
Date

.....
Position

.....
Name of bidder

This form has been aligned with SBD4

PA-15.1: RESOLUTION OF BOARD OF DIRECTORS

RESOLUTION of a meeting of the Board of *Directors / Members / Partners of:

_____ (legally correct full name and registration number, if applicable, of the Enterprise)

Held at _____ (place)

on _____ (date)

RESOLVED that:

- The Enterprise submits a Bid / Tender to the Department of Public Works in respect of the following project:

_____ (project description as per Bid / Tender Document)

Bid / Tender Number: _____ (Bid / Tender Number as per Bid / Tender Document)

- *Mr/Mrs/Ms: _____

in *his/her Capacity as: _____ (Position in the Enterprise)

and who will sign as follows: _____

be, and is hereby, authorised to sign the Bid / Tender, and any and all other documents and/or correspondence in connection with and relating to the Bid / Tender, as well as to sign any Contract, and any and all documentation, resulting from the award of the Bid / Tender to the Enterprise mentioned above.

	Name	Capacity	Signature
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			



Resolution of Board of Directors: PA-15.1

15			
16			
17			
18			
19			
20			

The bidding enterprise hereby absolves the Department of Public Works from any liability whatsoever that may arise as a result of this document being signed.

Note:

1. * Delete which is not applicable.
2. **NB:** This resolution must, where possible, be signed by all the Directors / Members / Partners of the Bidding Enterprise.
3. In the event that paragraph 2 cannot be complied with, the resolution must be signed by Directors / Members / Partners holding a majority of the shares / ownership of the Bidding Enterprise (attach proof of shareholding / ownership hereto).
4. Directors / Members / Partners of the Bidding Enterprise may alternatively appoint a person to sign this document on behalf of the Bidding Enterprise, which person must be so authorized by way of a duly completed power of attorney, signed by the Directors / Members / Partners holding a majority of the shares / ownership of the Bidding Enterprise (proof of shareholding / ownership and power of attorney are to be attached hereto).
5. Should the number of Directors / Members / Partners exceed the space available above, additional names and signatures must be supplied on a separate page.

ENTERPRISE STAMP



PA-15.2: RESOLUTION OF BOARD OF DIRECTORS TO ENTER INTO CONSORTIA OR JOINT VENTURES

RESOLUTION of a meeting of the Board of *Directors / Members / Partners of:

(Legally correct full name and registration number, if applicable, of the Enterprise)

Held at _____ (place)

on _____ (date)

RESOLVED that:

1. The Enterprise submits a Bid /Tender, in consortium/Joint Venture with the following Enterprises:

(List all the legally correct full names and registration numbers, if applicable, of the Enterprises forming the Consortium/Joint Venture)

to the Department of Public Works in respect of the following project:

(Project description as per Bid /Tender Document)

Bid / Tender Number: _____ (Bid / Tender Number as per Bid / Tender Document)

2. *Mr/Mrs/Ms: _____

in *his/her Capacity as: _____ (Position in the Enterprise)

and who will sign as follows: _____

be, and is hereby, authorised to sign a consortium/joint venture agreement with the parties listed under item 1 above, and any and all other documents and/or correspondence in connection with and relating to the consortium/joint venture, in respect of the project described under item 1 above.

3. The Enterprise accepts joint and several liability with the parties listed under item 1 above for the due fulfilment of the obligations of the joint venture deriving from, and in any way connected with, the Contract to be entered into with the Department in respect of the project described under item 1 above.
4. The Enterprise chooses as its *domicilium citandi et executandi* for all purposes arising from this joint venture agreement and the Contract with the Department in respect of the project under item 1 above:

Physical address: _____

_____ (code)



Postal Address: _____

 _____ (code)

Telephone number: _____

Fax number: _____

	Name	Capacity	Signature
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

The bidding enterprise hereby absolves the Department of Public Works from any liability whatsoever that may arise as a result of this document being signed

Note:

- * Delete which is not applicable.
- NB:** This resolution must, where possible, be signed by all the Directors / Members / Partners of the Bidding Enterprise.
- In the event that paragraph 2 cannot be complied with, the resolution must be signed by Directors / Members / Partners holding a majority of the shares / ownership of the Bidding Enterprise (attach proof of shareholding / ownership hereto).
- Directors / Members / Partners of the Bidding Enterprise may alternatively appoint a person to sign this document on behalf of the Bidding Enterprise, which person must be so authorized by way of a duly completed power of attorney, signed by the Directors / Members / Partners holding a majority of the shares / ownership of the Bidding Enterprise (proof of shareholding / ownership and power of attorney are to be attached hereto).
- Should the number of Directors / Members / Partners exceed the space available above, additional names and signatures must be supplied on a separate page.

ENTERPRISE STAMP



PA-15.3: SPECIAL RESOLUTION OF CONSORTIA OR JOINT VENTURES

RESOLUTION of a meeting of the duly authorised representatives of the following legal entities who have entered into a consortium/joint venture to jointly bid for the project mentioned below: *(legally correct full names and registration numbers, if applicable, of the Enterprises forming a Consortium/Joint Venture)*

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

Held at _____ *(place)*

on _____ *(date)*

RESOLVED that:

RESOLVED that:

- A. The above-mentioned Enterprises submit a Bid in Consortium/Joint Venture to the Department of Public Works in respect of the following project:

(Project description as per Bid /Tender Document)

Bid / Tender Number: _____ *(Bid / Tender Number as per Bid /Tender Document)*



B. *Mr/Mrs/Ms: _____

in *his/her Capacity as: _____ (Position in the Enterprise)

and who will sign as follows: _____

be, and is hereby, authorised to sign the Bid, and any and all other documents and/or correspondence in connection with and relating to the Bid, as well as to sign any Contract, and any and all documentation, resulting from the award of the Bid to the Enterprises in Consortium/Joint Venture mentioned above.

C. The Enterprises constituting the Consortium/Joint Venture, notwithstanding its composition, shall conduct all business under the name and style of:

D. The Enterprises to the Consortium/Joint Venture accept joint and several liability for the due fulfilment of the obligations of the Consortium/Joint Venture deriving from, and in any way connected with, the Contract entered into with the Department in respect of the project described under item A above.

E. Any of the Enterprises to the Consortium/Joint Venture intending to terminate the consortium/joint venture agreement, for whatever reason, shall give the Department 30 days written notice of such intention. Notwithstanding such decision to terminate, the Enterprises shall remain jointly and severally liable to the Department for the due fulfilment of the obligations of the Consortium/Joint Venture as mentioned under item D above.

F. No Enterprise to the Consortium/Joint Venture shall, without the prior written consent of the other Enterprises to the Consortium/Joint Venture and of the Department, cede any of its rights or assign any of its obligations under the consortium/joint venture agreement in relation to the Contract with the Department referred to herein.

G. The Enterprises choose as the *domicilium citandi et executandi* of the Consortium/Joint Venture for all purposes arising from the consortium/joint venture agreement and the Contract with the Department in respect of the project under item A above:

Physical address: _____

 _____ (code)

Postal Address: _____

 _____ (code)

Telephone number: _____

Fax number: _____



	Name	Capacity	Signature
1			
2			
3			
4			
5			
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7			
8			
9			
10			
11			
12			
13			
14			
15			

The bidding enterprise hereby absolves the Department of Public Works from any liability whatsoever that may arise as a result of this document being signed.

Note:

1. * Delete which is not applicable.
2. **NB:** This resolution must be signed by all the Duly Authorised Representatives of the Legal Entities to the consortium/joint venture submitting this tender, as named in item 2 of Resolution PA-15.2.
3. Should the number of the Duly Authorised Representatives of the Legal Entities joining forces in this tender exceed the space available above, additional names, capacity and signatures must be supplied on a separate page.
4. Resolution PA-15.2, duly completed and signed, from the separate Enterprises who participate in this consortium/joint venture, must be attached to this Special Resolution (PA-15.3).

PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2017

This preference form must form part of all bids invited. It contains general information and serves as a claim form for preference points for Broad-Based Black Economic Empowerment (B-BBEE) Status Level of Contribution

NB: BEFORE COMPLETING THIS FORM, BIDDERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF B-BBEE, AS PRESCRIBED IN THE PREFERENTIAL PROCUREMENT REGULATIONS, 2017 AND THE AMENDED B-BBEE CODES.

1. GENERAL CONDITIONS

1.1. The following preference point systems are applicable to all bids:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
- the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).

1.2. The value of this bid is estimated to **Not Exceed** R50 000 000 (all applicable taxes included) and therefore the... **80/20**.....system shall be applicable.

1.3. Preference points for this bid shall be awarded for:

- (a) Price; and
- (b) B-BBEE Status Level of Contribution.

1.3.1 The maximum points for this bid are allocated as follows:

	POINTS
1.3.1.1 PRICE	80
1.3.1.2 B-BBEE STATUS LEVEL OF CONTRIBUTION	10
Total points for Price and B-BBEE must not exceed	100

1.4. Failure on the part of a bidder to fill in and/or to sign this form and submit a B-BBEE Verification Certificate from a Verification Agency accredited by the South African Accreditation System (SANAS) or an Accounting Officer as contemplated in the Close Corporation Act (CCA) together with the bid, will be interpreted to mean that preference points for B-BBEE status level of contribution are not claimed.

1.5. An Exempted Micro Enterprise (EME) is only required to obtain a sworn affidavit or a certificate issued by Companies and intellectual property Commission (CIPC) confirming their annual turnover of R10 Million or less and level of black ownership to claim points.

1.6. Qualifying Small Enterprise (QSE) is only required to obtain a sworn affidavit or a certificate issued by Companies and intellectual property Commission (CIPC) confirming their annual turnover of R10 Million or less and level of black ownership to claim points.



Preference Points Claim for Bids: PA-16

- 1.7 The purchaser reserves the right to require of a bidder, either before a bid is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the purchaser.
- 1.8 CERTIFICATES ISSUED BY IRBA AND ACCOUNTING OFFICER HAVE BEEN DISCONTINUED; HOWEVER VALID CERTIFICATES ALREADY ISSUED BEFORE 01 JANUARY 2017 MAY BE USED UNTIL THEY PHASE OUT COMPLETELY BY DECEMBER 2017

2. DEFINITIONS

- (a) **“all applicable taxes”** includes value-added tax, pay as you earn, income tax, unemployment insurance fund contributions and skills development levies;
- (b) **“B-BBEE”** means broad-based black economic empowerment as defined in section 1 of the Broad-Based Black Economic Empowerment Act;
- (c) **“B-BBEE status level of contributor”** means the B-BBEE status received by a measured entity based on its overall performance using the relevant scorecard contained in the Codes of Good Practice on Black Economic Empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act;
- (d) **“bid”** means a written offer in a prescribed or stipulated form in response to an invitation by an organ of state for the provision of services, works or goods, through price quotations, advertised competitive bidding processes or proposals;
- (e) **“Broad-Based Black Economic Empowerment Act”** means the Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003);
- (f) **“comparative price”** means the price after the factors of a non-firm price and all unconditional discounts that can be utilized have been taken into consideration;
- (g) **“consortium or joint venture”** means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract;
- (h) **“contract”** means the agreement that results from the acceptance of a bid by an organ of state;
- (i) **“EME”** means an Exempted Micro Enterprise as defines by Codes of Good Practice under section 9 (1) of the Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003);
- (j) **“Firm price”** means the price that is only subject to adjustments in accordance with the actual increase or decrease resulting from the change, imposition, or abolition of customs or excise duty and any other duty, levy, or tax, which, in terms of the law or regulation, is binding on the contractor and demonstrably has an influence on the price of any supplies, or the rendering costs of any service, for the execution of the contract;
- (k) **“functionality”** means the measurement according to predetermined norms, as set out in the bid documents, of a service or commodity that is designed to be practical and useful, working or operating, taking into account, among other factors, the quality, reliability, viability and durability of a service and the technical capacity and ability of a bidder;
- (l) **“non-firm prices”** means all prices other than “firm” prices;
- (m) **“person”** includes a juristic person;
- (n) **“QSE”** means a Qualifying Small Enterprise as defines by Codes of Good Practice under

Preference Points Claim for Bids: PA-16

section 9 (1) of the Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003);

- (o) **“rand value”** means the total estimated value of a contract in South African currency, calculated at the time of bid invitations, and includes all applicable taxes and excise duties;
- (p) **“sub-contract”** means the primary contractor's assigning, leasing, making out work to, or employing, another person to support such primary contractor in the execution of part of a project in terms of the contract;
- (q) **“total revenue”** bears the same meaning assigned to this expression in the Codes of Good Practice on Black Economic Empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act and promulgated in the *Government Gazette* on 9 February 2007;
- (r) **“trust”** means the arrangement through which the property of one person is made over or bequeathed to a trustee to administer such property for the benefit of another person; and
- (s) **“trustee”** means any person, including the founder of a trust, to whom property is bequeathed in order for such property to be administered for the benefit of another person.

3. ADJUDICATION USING A POINT SYSTEM

- 3.1 The bidder obtaining the highest number of total points will be awarded the contract.
- 3.2 Preference points shall be calculated after prices have been brought to a comparative basis taking into account all factors of non-firm prices and all unconditional discounts;
- 3.3 Points scored must be rounded off to the nearest 2 decimal places.
- 3.4 In the event that two or more bids have scored equal total points, the successful bid must be the one scoring the highest number of preference points for B-BBEE.
- 3.5 However, when functionality is part of the evaluation process and two or more bids have scored equal points including equal preference points for B-BBEE, the successful bid must be the one scoring the highest score for functionality.
- 3.6 Should two or more bids be equal in all respects, the award shall be decided by the drawing of lots.

4. POINTS AWARDED FOR PRICE

4.1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

A maximum of 80 or 90 points is allocated for price on the following basis:

80/20 or 90/10

$$P_s = 80 \left(1 - \frac{P_t - P_{\min}}{P_{\min}} \right) \quad \text{or} \quad P_s = 90 \left(1 - \frac{P_t - P_{\min}}{P_{\min}} \right)$$

Where

- P_s = Points scored for comparative price of bid under consideration
- P_t = Comparative price of bid under consideration



Preference Points Claim for Bids: PA-16

P_{min} = Comparative price of lowest acceptable bid

5. Points awarded for B-BBEE Status Level of Contribution

5.1 In terms of Regulation 6(2) and /or 7(2), of the Preferential Procurement Regulations, preference points must be awarded to a bidder for attaining the B-BBEE status level of contribution in accordance with the table below:

B-BBEE Status Level of Contributor	Number of points (90/10 system)	Number of points (80/20 system)
1	10	20
2	9	18
3	6	14
4	5	12
5	4	8
6	3	6
7	2	4
8	1	2
Non-compliant contributor	0	0

- 5.2 A trust, consortium or joint venture, will qualify for points for their B-BBEE status level as a legal entity, provided that the entity submits their B-BBEE status level certificate.
- 5.3 A trust, consortium or joint venture will qualify for points for their B-BBEE status level as an unincorporated entity, provided that the entity submits their consolidated B-BBEE scorecard as if they were a group structure and that such a consolidated B-BBEE scorecard is prepared for every separate bid.
- 5.4 Tertiary institutions and public entities will be required to submit their B-BBEE status level certificates in terms of the specialized scorecard contained in the B-BBEE Codes of Good Practice.
- 5.5 A person awarded a contract may not sub-contract more than 25% of the value of the contract to any other enterprise that does not have an equal or higher B-BBEE status level than the person concerned, unless the contract is sub-contracted to an EME that has the capability and ability to execute the sub-contract.

6. BID DECLARATION

6.1 Bidders who claim points in respect of B-BBEE Status Level of Contribution must complete the following:

7. B-BBEE STATUS LEVEL OF CONTRIBUTION CLAIMED IN TERMS OF PARAGRAPHS 1.3.1.2 AND 5.1

7.1 B-BBEE Status Level of Contribution: =(maximum of 10 or 20 points)

Preference Points Claim for Bids: PA-16

(Points claimed in respect of paragraph 7.1 must be in accordance with the table reflected in paragraph 5.1 and must be substantiated by means of a B-BBEE certificate issued by a Verification Agency accredited by SANAS or Sworn Affidavit for EME's and QSE's.

8 SUB-CONTRACTING (relates to 5.5)

8.1 Will any portion of the contract be sub-contracted? YES / NO (delete which is not applicable)

8.1.1 If yes, indicate:

(i) what percentage of the contract will be subcontracted?

.....%

(ii) the name of the sub-contractor?

(iii) the B-BBEE status level of the sub-contractor?

.....

(iv) whether the sub-contractor is an EME/ a QSE? YES / NO (delete which is not applicable)

Designated Group: An EME or QSE which is at last 51% owned by:	EME √	QSE √
Black people		
Black people who are youth		
Black people who are women		
Black people with disabilities		
Black people living in rural or underdeveloped areas or townships		
Cooperative owned by black people		
Black people who are military veterans		
OR		
Any EME		
Any QSE		

9 DECLARATION WITH REGARD TO COMPANY/FIRM

9.1 Name of company/firm

9.2 VAT registration number

9.3 Company registration number

9.4 TYPE OF COMPANY/ FIRM

Partnership/Joint Venture / Consortium

One person business/sole propriety

Close corporation

Company

(Pty) Limited

[TICK APPLICABLE BOX]

Preference Points Claim for Bids: PA-16

5 DESCRIBE PRINCIPAL BUSINESS ACTIVITIES

.....

.....

.....

9.6 COMPANY CLASSIFICATION

- Manufacturer
 - Supplier
 - Professional service provider
 - Other service providers, e.g. transporter, etc.
- [TICK APPLICABLE BOX]

9.7 Total number of years the company/firm has been in business?

9.8 I/we, the undersigned, who is / are duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the B-BBE status level of contribution indicated in paragraph 7 of the foregoing certificate/ Sworn Affidavit, qualifies the company/ firm for the preference(s) shown and I / we acknowledge that:

- (i) The information furnished is true and correct;
- (ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form.
- (iii) In the event of a contract being awarded as a result of points claimed as shown in paragraph 7, the contractor may be required to furnish documentary proof to the satisfaction of the purchaser that the claims are correct;
- (iv) If the B-BBEE status level of contribution has been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the purchaser may, in addition to any other remedy it may have –
 - (a) Disqualify the person from the bidding process;
 - (b) Recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;
 - (c) Cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
 - (d) restrict the bidder or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, from obtaining business from any organ of state for a period not exceeding 10 years, after the audi alteram partem (hear the other side) rule has been applied; and
 - (e) forward the matter for criminal prosecution

WITNESSES:

1.

2.

SIGNATURE(S) OF BIDDER(S)

DATE:.....

ADDRESS:.....

.....

PA- 29: CERTIFICATION OF INDEPENDENT BID DETERMINATION

Project title:	SAPS: PROCUREMENT OF ALTERNATIVE OFFICE ACCOMODATION COMPRISING OF 1844,18SQM AND 21 PARKING BAYS IN OLIVENHOUTBOSCH (CENTURION) FOR A PERIOD OF 9 YEARS AND 11 MONTHS		
Bid no:	H22/003PF	Reference no:	

INTRODUCTION

1. This PA-29 [Certificate of Independent Bid Determination] must form part of all bids¹ invited.
2. Section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, prohibits an agreement between, or concerted practice by, firms, or a decision by an association of firms, if it is between parties in a horizontal relationship and if it involves collusive bidding (or bid rigging).² Collusive bidding is a *per se* prohibition meaning that it cannot be justified under any grounds.
3. Treasury Regulation 16A9 prescribes that accounting officers and accounting authorities must take all reasonable steps to prevent abuse of the supply chain management system and authorizes accounting officers and accounting authorities to:
 - a. disregard the bid of any bidder if that bidder, or any of its directors have abused the institution's supply chain management system and or committed fraud or any other improper conduct in relation to such system.
 - b. cancel a contract awarded to a supplier of goods and services if the supplier committed any corrupt or fraudulent act during the bidding process or the execution of that contract.
4. This form (PA-29) serves as a certificate of declaration that would be used by institutions to ensure that, when bids are considered, reasonable steps are taken to prevent any form of bid-rigging.
5. In order to give effect to the above, the attached Certificate of Bid Determination (PA-29) must be completed and submitted with the bid:

¹ Includes price quotations, advertised competitive bids, limited bids and proposals.

² Bid rigging (or collusive bidding) occurs when businesses, that would otherwise be expected to compete, secretly conspire to raise prices or lower the quality of goods and / or services for purchasers who wish to acquire goods and / or services through a bidding process. Bid rigging is, therefore, an agreement between competitors not to compete.

CERTIFICATE OF INDEPENDENT BID DETERMINATION

I, the undersigned, in submitting the accompanying bid:

(Bid Number and Description)

in response to the invitation for the bid made by:

(Name of Institution)

do hereby make the following statements that I certify to be true and complete in every respect:

I certify, on behalf of: _____ that:

(Name of Bidder)

1. I have read and I understand the contents of this Certificate.
2. I understand that the accompanying bid will be disqualified if this Certificate is found not to be true and complete in every respect.
3. I am authorized by the bidder to sign this Certificate, and to submit the accompanying bid, on behalf of the bidder.
4. Each person whose signature appears on the accompanying bid has been authorized by the bidder to determine the terms of, and to sign the bid, on behalf of the bidder.
5. For the purposes of this Certificate and the accompanying bid, I understand that the word "competitor" shall include any individual or organization, other than the bidder, whether or not affiliated with the bidder, who:
 - (a) has been requested to submit a bid in response to this bid invitation;
 - (b) could potentially submit a bid in response to this bid invitation, based on their qualifications, abilities or experience; and
 - (c) provides the same goods and services as the bidder and/or is in the same line of business as the bidder.

6. The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However communication between partners in a joint venture or consortium³ will not be construed as collusive bidding.
7. In particular, without limiting the generality of paragraphs 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:
 - (a) prices;
 - (b) geographical area where product or service will be rendered (market allocation)
 - (c) methods, factors or formulas used to calculate prices;
 - (d) the intention or decision to submit or not to submit, a bid;
 - (e) the submission of a bid which does not meet the specifications and conditions of the bid; or
 - (f) bidding with the intention not to win the bid.
8. In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications and conditions or delivery particulars of the products or services to which this bid invitation relates.
9. The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.

I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

Name of Bidder	Signature	Date	Position

³ Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

PA- 40: DECLARATION OF DESIGNATED GROUPS FOR PREFERENTIAL PROCUREMENT

Name of Tenderer

EME¹ QSE² Non EME/QSE (tick applicable box)

1. LIST ALL PROPRIETORS, MEMBERS OR SHAREHOLDERS BY NAME, IDENTITY NUMBER, CITIZENSHIP AND DESIGNATED GROUPS.

Name and Surname #	Identity/ Passport number and Citizenship##	Percentage owned	Black	Indicate if youth	Indicate if woman	Indicate if person with disability	Indicate if living in Rural (R) / Under Developed Area (UD) / Township (T) / Urban (U).	Indicate if military veteran
1.		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U	<input type="checkbox"/> Yes <input type="checkbox"/> No
5.		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U	<input type="checkbox"/> Yes <input type="checkbox"/> No
8.		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U	<input type="checkbox"/> Yes <input type="checkbox"/> No
9.		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U	<input type="checkbox"/> Yes <input type="checkbox"/> No
10.		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U	<input type="checkbox"/> Yes <input type="checkbox"/> No
11.		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U	<input type="checkbox"/> Yes <input type="checkbox"/> No
12.		%	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U	<input type="checkbox"/> Yes <input type="checkbox"/> No

Where Owners are themselves a Company, Close Corporation, Partnership etc, identify the ownership of the Holding Company, together with Registration number
State date of South African citizenship obtained (not applicable to persons born in South Africa)

¹ EME: Exempted Micro Enterprise

² QSE: Qualifying Small Business Enterprise

PA- 40: DECLARATION OF DESIGNATED GROUPS FOR PREFERENTIAL PROCUREMENT

2. DECLARATION:

The undersigned, who warrants that he/she is duly authorized to do so on behalf of the Tenderer, hereby confirms that:

- 1 The information and particulars contained in this Affidavit are true and correct in all respects;
- 2 The Broad-based Black Economic Empowerment Act, 2003 (Act 53 of 2003), Preferential Procurement Policy Framework Act, 2000 (Act 5 of 2000), the Preferential Procurement Regulations, 2017, National Small Business Act 102 of 1996 as amended and all documents pertaining to this Tender were studied and understood and that the above form was completed according to the definitions and information contained in said documents;
- 3 The Tenderer understands that any intentional misrepresentation or fraudulent information provided herein shall disqualify the Tenderer's offer herein, as well as any other tender offer(s) of the Tenderer simultaneously being evaluated, or will entitle the Employer to cancel any Contract resulting from the Tenderer's offer herein;
- 4 The Tenderer accepts that the Employer may exercise any other remedy it may have in law and in the Contract, including a claim for damages for having to accept a less favourable tender as a result of any such disqualification due to misrepresentation or fraudulent information provided herein;
- 5 Any further documentary proof required by the Employer regarding the information provided herein, will be submitted to the Employer within the time period as may be set by the latter;

Signed by the Tenderer

Name of representative	Signature
	Date



DPW-06 (LS): LEASE AGREEMENT INDEX

CLAUSE	HEADING
1.	Parties
2.	Definition and Interpretation
3.	The Lease
4.	The Period
5.	Right to Renew
6.	The Rental
7.	Use of the premises
8.	Occupation of the premises
9.	Condition of the premises at the commencement date and at the termination date
10	Fixtures
11.	Expenses, Maintenance and Repairs
12.	Limitation of liability of the Lessor
13.	Fire fighting equipment and Lifts
14.	Damage to or destruction of the premises
15.	Breach
16.	Management Rules
17.	Reasonable Access
18.	Cession, Assignment and Sub-letting
19.	Non-Waiver
20.	Sale of premises
21.	Stamp Duty
22.	Termination
23.	Whole Agreement
24.	<i>Domicilium citandi et executandi</i>
	Signatures
	Schedule 1
	Schedule 2

LEASE

1. PARTIES:

The parties to this agreement are:

_____ Registration Number if the Lessor is a Company or

Close Corporation represented by _____ duly authorised as per

attached resolution, hereinafter referred to as the Lessor

AND

The Government of the Republic of South Africa, represented by the Director General of the Department of Public Works or his/ her delegate duly authorised, hereinafter referred to as the Lessee.

2. DEFINITIONS AND INTERPRETATION

2.1. In this agreement, unless the context indicates otherwise, the following words have the meaning assigned to them hereunder:

"adjustment date" - the date, or the last day of the period, mentioned in Item 4 of Schedule 1 on which the escalation rate comes into operation;

"building" - the entire structure known by the name as set out in Item 2 of Schedule 1 and situated on the property set out in Schedule 1;

"commencement rental" - the monthly rental payable in respect of the first year of the lease or, in the event of the first fixed period of the lease being less than one year, the rental determined for that period, the amount of which is stipulated in Item 6 of Schedule 1;

"commencement date" - the date stipulated in Item 5 of Schedule 1 on which the lease commences;

"escalation rate" - the percentage mentioned in Item 7 of Schedule 1, which adjusts the rental on every adjustment date;

"Lessee" - the Government of the Republic of South Africa, herein represented by the Director-General of the Department of Public Works or his delegate duly authorised;

"Lessor" - the owner of the premises (or a sub lessor who warrants his authority to enter into this lease agreement with the Lessee and attaches such authorisation hereto) who, if he does not sign personally, is herein represented by the person mentioned in Item 9 of Schedule 1 who by his signature hereto warrants that he is authorised to sign this agreement on behalf of the Lessor;

"occupant" - the Government Department that will physically occupy the premises for the duration of the contract of lease;

"premises" - the building and/or the structure and/or the land, or portions thereof, mentioned in Item 2 of Schedule 1, which forms the subject of this lease;

"renewal period" - the period mentioned in Item 12 of Schedule 1 for which this lease can be extended by the Lessee and the Lessor;

"termination date" - the date stipulated in Item 13 of Schedule 1 on which the lease terminates;

2.2. The clause headings of this agreement have been inserted for reference purposes only and shall not be taken into account in its interpretation. Unless the context indicates otherwise, words importing the singular shall include the plural, words importing persons shall include bodies corporate, and, in each instance, also the opposite thereof.

2.3. If a provision in a definition is a substantive provision conferring rights or imposing obligations on any party, effect shall be given to it as if it were a substantive provision in the body of the agreement, notwithstanding that it is in the definitions clause.

3. THE LEASE:

3.1. The Lessor hereby leases the premises to the Lessee who hires the premises on the terms and conditions of this agreement, which incorporates the Schedules.

4. THE PERIOD:

4.1. The period of the lease commences on the commencement date and terminates on the termination date as mentioned in Item 13 of Schedule 1.

5. RIGHT TO RENEW:

5.1. The Lessee has the right to renew the lease for a further period commencing on the first day after the expiration of the contract of lease and on terms and conditions agreed to by the parties.

5.2. In the event of the Lessee exercising its right of renewal, he shall be obliged to give the Lessor written notice thereof as provided in 5.3 hereunder.

5.3. At least six months prior to the expiry of the lease period the Lessee shall notify the Lessor in writing of its intention to exercise the right to renew and the lease renewal period. Should the parties fail to reach an agreement on the terms and conditions of the new lease, the original lease will be terminated at the normal expiry period.

6. THE RENTAL:

6.1. The commencement rental shall be a total amount of R made up of:

R in respect of Office Rental

R in respect of parking;

R (other- specify)

Subtotal

Vat

TOTAL

6.2. The lease commences with the commencement rental. Thereafter the rental shall escalate with the compounded escalation rate on each adjustment date.

6.3. The rental shall be payable from the commencement date monthly in advance on or before the seventh day of each month into the Lessor's bank account. Payment of rent shall be made electronically. Should the rental not be paid by the 30th day after the due date, interest shall be calculated at the prescribed rate from the first date after the 30th day until date of payment.

6.4. The parties agree that all rentals payable in terms of this agreement shall include value-added tax where such tax is payable. The Lessor shall specify such tax for record and tax- purposes separately from the basic rental.

6.5. The Lessor shall be liable to pay all rates, taxes and levies in respect of the premises to the concerned authority as well as any and all increases therein.

7. USE OF PREMISES:

- 7.1. The Lessee records that he will use the premises for the purpose specified in Item 14 of Schedule 1 and for no other purpose, except with the written consent of the Lessor, which consent shall not be withheld unreasonably.
- 7.2. The Lessor shall be obliged to obtain such consents and authorisations (excluding trade and other licences) as may be required by competent authorities or title conditions to enable the Lessee to use the premises for the purpose referred to in 7.1.

8. OCCUPATION OF THE PREMISES:

The Lessor warrants the Lessee's right to free and undisturbed possession of the premises from the commencement date until termination of the contract: Subject thereto that any delay in taking possession due to actions of the Lessee or the occupant, shall not be regarded as a delay on the part of the Lessor.

9. CONDITION OF THE PREMISES AT THE COMMENCEMENT DATE AND AT THE TERMINATION DATE:

- 9.1. Schedule 2 contains details of the installations required by the Lessee, the party responsible for effecting those installations and the party who bears the costs in respect thereof. Schedule 2 also contains the obligations, if any, of the Lessee in regard to the removal thereof at the termination of the contract.
- 9.2. The Lessee shall, within five (5) working days of occupation, furnish the Lessor with three (3) dates and times, which dates must be within twenty-one (21) days of occupation, to convene a meeting to inspect the premises. The Lessor shall accept a date, from those furnished, that is suitable to him. At such meeting the parties, including the occupant, shall jointly inspect the premises, so as to ascertain any damage or defect in the premises and the general condition of the premises and to record them in a list which all three parties shall sign.
- 9.3. The Lessor shall within fourteen (14) days of such inspection repair the defect(s).
- 9.4. Should the Lessor fail to comply with his obligations in respect of installations required by the Lessee, if any, or fail to repair the defect(s), the Lessee shall notify the Lessor of such failure and unless the Lessor so complies within fourteen (14) days, save in emergencies, the Lessee shall be entitled to rectify those matters at his own expense and to recover the costs thus incurred from the Lessor.
- 9.5. The Lessor shall furnish the dates and times at least fourteen working (14) days prior to the expiry of the lease for the inspection of the premises after termination of the lease. Within fourteen (14) days after the expiry of the lease, the Lessor shall ensure that the following lists are compiled:
- 9.5.1. A list of all the items where both parties agree that such items are damaged or defective and that the Lessee is liable; and
- 9.5.2. A list of the items, which are damaged, or defective and which in the opinion of the Lessor the Lessee is liable for, whereas the Lessee denies liability.
- 9.6. The items recorded in the list contemplated in clause 9.5.2 shall be replaced as per agreement between the parties. Should the parties fail to reach such an agreement, the dispute may by agreement between the parties be referred to an independent professional who shall act as a mediator.
- 9.7. The Lessee shall not be responsible for the payment of rent or damages during the month when the damages caused to the premises are being repaired.

10. FIXTURES:

10.1. The parties agree that for the purposes of the interpretation of this clause and of this lease, fixtures shall refer to movable or immovable fittings installed by the Lessee and required for his purposes, such as computer cables and telephone systems. The Lessee shall be entitled, at his expense and with the written consent of the Lessor, which consent shall not be unreasonably withheld (alternatively, as arranged in Schedule 2), to install fixtures (which shall remain the property of the Lessee) on the premises: Provided that, after the termination of this lease –

- fixtures may be removed by the Lessee on condition that the premises are restored to the condition in which they were before the installation of the fixtures, fair wear and tear excepted; or
- the Lessor may demand that fixtures which have not been thus removed, shall be removed by the Lessee, in which event the same requirements regarding the restoration of the premises shall apply.

11. EXPENSES, MAINTENANCE AND REPAIRS:

11.1. For the purpose of the interpretation of this clause and of the lease, the parties agree that the words in the heading bear meanings assigned to them hereunder:

"expenses" - those disbursements in respect of the premises which are occasioned by the ownership or the operation thereof, e.g. assessment rates, municipal levies, air-conditioning and lift maintenance, insurance premiums, etc.;

"maintenance" - everything which is required to be done in order to enable the Lessee to return the premises to the Lessor on the termination date in the condition they were in at the commencement date, fair wear and tear excepted;

"repairs" - everything which is required to be done in order to achieve the same goal as that envisaged in the definition of "maintenance", but which requires more labour and more expense than maintenance, such as the replacement of cables, taps, locks, floor tiles, geysers and the like. The parties are agreed that normal wear and tear can through time require repairs.

11.2. Responsibilities of the Lessor: -

- assessment rates and fixed municipal levies including all related increases;
- Any related insurance of the premises and the increases thereof;
- normal maintenance and repairs (including painting) of both the exterior and interior of the premises, including the cleaning of the exterior of the premises as well as windows, in a high rise building;
- the operation (including maintenance and repairs) of the air-conditioning system and the lifts during normal office hours or during such times as may be agreed upon;
- water and electricity consumption to the extent that these are not separately metered for the Lessee;
- municipal rates (existing and future) levied on ownership (including rates increases);
- installation and maintenance of the fire extinguishing and fire detection equipment as stipulated in clause 13; and
- the replacement of carpeting at the expiry of their agreed lifetime.

11.3. Responsibilities of the Lessee: -

- domestic cleaning of the interior of the premises
- the domestic services such as the provision of toilet paper, soap, towels, etc.;
- the costs of water and electricity consumption to the extent that these are separately metered;
- the costs of refuse removal and sanitary services;

11.4. In the event of the premises being a portion of a building and it consequently being necessary to determine the Lessee's pro rata share in respect of maintenance or consumption of necessary services, the pro rata share of the Lessee, for the purpose of this agreement, shall be determined by calculating the area of the premises as a fraction of the total area of the building. For the purpose of such calculation areas shall be determined from time to time by the Sapo-a-method for the calculation of rentable areas. Where the pro rata share or portion thereof is payable to the Lessor, the Lessee shall pay on receipt of a properly substantiated account. The parties agree that the Lessee's pro rata share (as contemplated in this clause) is the percentage as indicated in Schedule 1

11.5. Should the Lessor fail to pay expenses or to undertake repairs the Lessee may remind the Lessor in writing, and should the Lessor still be in default thirty days after receipt of such reminder (or such longer period which the parties may have agreed upon) the Lessee shall be entitled to demand specific performance or to pay such expenses or to undertake such repairs and to recover the amounts thus disbursed from the rental due to the Lessor by set off or by legal action. A certificate by the Lessee of such expenses shall be prima facie proof thereof.

12. LIMITATION OF THE LIABILITY OF THE LESSOR:

- 12.1. The Lessor shall insure the building and shall maintain such insurance throughout the currency of the lease and any extension thereof. The Lessee may not after the commencement of the lease do, or allow anything that is contrary to the provisions, which will cause an increase in the premiums of any insurance policy held by the Lessor over the property.
- 12.2. Should the Lessee do or cause to be done anything that causes an increase in the premiums of such policy, the Lessee will be liable for the increase in the premiums occasioned by the actions of the Lessee. The Lessor shall furnish to the Lessee proof from the insurer.
- 12.3. The Lessor shall not be liable for any damage which the Lessee may suffer as a consequence of rain, wind, hail, lightning, fire, earthquake, storm, riots, strikes, actions by enemies of the State or in consequence of the interruption of any facility or service supplies to the premises by third parties, unless such damage is caused by the intent or negligence of the Lessor, his employees or agents.
- 12.4. The Lessor shall not be liable for any accident, injury or damage incurred by the Lessee, his employees, agents or visitors, in or near the premises, unless it is the result of intent or negligence on the part of the Lessor, his employees or agents.

13. FIRE FIGHTING EQUIPMENT AND LIFTS:

- 13.1. The Lessor shall be obliged to install, maintain and operate on the premises fire extinguishing and fire detection equipment complying with the National Building Regulations and Building Standards Act (Act 103 of 1977) as amended, and /or other applicable legislation.
- 13.2. The Lessor shall be obliged to maintain the lifts and ensure that regular checks are done in accordance with the Occupational Health and Safety Act (Act 85 of 1993) as amended and /or any other applicable legislation.

14. DAMAGE TO OR DESTRUCTION OF THE PREMISES:

- 14.1. In the event of the premises being destroyed and therefore rendered totally unfit for occupation, this lease shall be terminated automatically.
- 14.2. In the event of the premises being damaged and remaining partially suitable for the purposes of the Lessee, the parties shall have the right to terminate the agreement forthwith. Should the parties continue with the agreement, the Lessee shall be entitled to a reduction in rental to the extent to which the Lessee is deprived of the full use of the premises

15. BREACH:

- 15.1. In the event of either one of the parties committing a material breach of any of the terms of this agreement, and failing to remedy such material breach within a period of thirty (30) days, after receipt of a written notice from the other party calling upon the defaulting party to remedy the material breach complained of, then: -

- 15.1.1. the aggrieved party will be entitled, at his sole discretion, and without prejudice to any of his rights in law and/or in terms of this agreement, either to:

- (a) claim specific performance and/or
- (b) cancel the agreement and/or
- (c) claim damages from the defaulting party.

16. MANAGEMENT RULES:

The Lessor will furnish the Lessee with all Management Rules, if any, prior to entering into this agreement.

17. REASONABLE ACCESS:

The Lessor is, after reasonable prior notification to the Lessee, entitled to reasonable admission to the leased premises in order to carry out inspections, maintenance and repairs and to show the premises to prospective new lessees.

The Lessor is, after reasonable prior written notification to the Lessee, entitled to reasonable admission to the leased premises in order to carry out inspections, maintenance and repairs and to show the premises to prospective new lessees.

18. CESSION, ASSIGNMENT AND SUB-LETTING:

- 18.1. The Lessee shall not, except with the prior written consent of the Lessor, which shall not be unreasonably withheld;

- 18.1.1. cede or assign all or any of the rights and obligations of the Lessee under this lease; or
- 18.1.2. sublet the premises in whole or in part; or
- 18.1.3. give up possession of the premises or any portion thereof to any third party;

it being an explicit provision of this agreement that the Lessee may substitute one occupant with another at its own discretion taking into consideration the preferences (if any) of the Lessor.

19. NON-WAIVER:

- 19.1. Neither party shall be regarded as having waived, or be precluded in any way from exercising, any right under or arising from this lease by reason of such party having at any time granted any extension of time for or having shown any indulgence to, the other party with reference to any

payment or performance hereunder, or having failed to enforce, or delayed in the enforcement of, any right of action against the other party.

- 19.2. The failure of either party to comply with any non-material provision of this lease shall not excuse the other party from performing that party's obligations hereunder fully and timeously.

20. SALE OF PREMISES:

- 20.1. Transfer of the premises from the Lessor pursuant to a sale thereof shall not in any way affect the validity of this lease. It shall accordingly, upon registration of transfer of the premises into the name of the purchaser, remain of full force and effect save that the purchaser shall be substituted as Lessor and acquire all rights and be liable to fulfil all the obligations which the Lessor, as Lessor, enjoyed against or was liable to fulfil in favour of the Lessee in terms of the lease.
- 20.2. Nothing shall prevent the Lessor from advertising the premises as "for sale" or as "to let" as long as it does not disturb the Lessee in its use and enjoyment of the premises.

21. STAMP DUTY:

- 21.1. The Lessor shall be liable for the payment of all administration costs in respect of the lease agreement.
- 21.2. The Lessor shall further be liable to pay stamp duty in terms of section 7(1) of the Stamp Duties Act (Act 77 of 1968).
- 21.3. The Lessor shall return a certified copy of the contract to the Lessee, duly signed and stamped, within thirty (30) days after affixing and cancelling the stamps.

22. TERMINATION:

The Lessee shall be entitled to terminate the agreement by giving 6 (six) months written notice in the event that the Lessee is reasonably of the opinion that there is no need to lease the premises. In such an event, the Lessor shall be entitled to claim damages suffered, excluding loss of profit.

23. WHOLE AGREEMENT:

- 23.1. This is the entire agreement between the parties.
- 23.2. Neither party relies, in entering into this agreement, on any warranties, representations, disclosures or expressions of opinion, which have not been incorporated into this agreement as warranties or undertakings.
- 23.3. No variation or consensual cancellation of this agreement shall be of any force or effect unless reduced to writing and signed by the duly authorised representatives of both parties.

24. DOMICILIUM CITANDI ET EXECUTANDI

- 24.1. The parties respectively choose as domicilium citandi et executandi and as the address for the serving of notices the address appearing opposite their names in Item 1 of Schedule 1.
- 24.2. Any notice given by one of the parties to the other ("the addressee") which: -
- 24.2.1. is delivered by hand to the addressee's domicilium citandi et executandi shall be presumed to have been received by the addressee on the date of the delivery, until the contrary is proved;
- 24.2.2. is posted by prepaid registered post from an address within the Republic of South Africa to the addressee at the addressee's domicilium citandi et executandi, shall be presumed until

the contrary is proved, to have been received by the addressee on the fifth day of the date of posting; or

24.2.3. is faxed to the chosen fax number, will be presumed to be received unless the other party proves the contrary: -

24.2.3.1. within four (4) hours after being faxed during normal business hours;
or

24.2.3.2. if not faxed within normal business hours, at twelve o'clock on the first day of business that follows the day on which it was faxed.

24.2.3.3. within four (4) hours after being faxed during normal business hours; or

24.2.3.4. if not faxed within normal business hours, at twelve o'clock on the first day of business that follows the day on which it was faxed.

24.3. Either party shall be entitled, on seven (07) days notice to the other, to change the address of his *domicilium citandi et executandi*.

SIGNED AT _____ ON THIS THE _____ DAY OF _____ 20__

The witness:

Name of witness	Signature	Date

The witness:

Name of witness	Signature	Date

The Lessor / Representative *(Duly authorised as per attached resolution)*

Name of Lessor / Representative	Signature	Date

SIGNED AT _____ ON THIS THE _____ DAY OF _____ 20__

The witness:

Name of witness	Signature	Date

The witness:

Name of witness	Signature	Date

The Departmental delegation: *(Duly authorised as per Departmental delegation)*

Name of Departmental delegation:	Signature	Date

SCHEDULE 1

Physical address Lessor:	
Postal address Lessor:	
Fax no:	
Physical address Lessee:	
Postal address Lessee:	
Premises Leased:	
Floor Area Leased (m²):	
Storage (m²):	
Parking:	
Adjustment date:	
Commencement date:	
Commencement rental:	
Escalation rate:	
Lease period:	
Lessor / Lessor's representative:	
VAT Registration No.:	
Pro- rata share:	
Renewal Period:	
Termination date:	
Use of premises:	
Life time of carpeting:	

SCHEDULE 2

Details of installations required by Lessee:

Installations:	Party to effect:	Party to pay:

Arrangements in respect of installations at termination:



DPW-11.1 (LS): SPECIFICATION ON MINIMUM REQUIREMENTS – OFFICE ACCOMMODATION

SPECIFICATION FOR MINIMUM REQUIREMENTS AND FINISHES TO WHICH THE BUILDING MUST COMPLY

1. GENERAL:

- (a) This specification forms part of the written offer of the bidder and must be initialled and submitted with all other documents.
- (b) Any requirements laid down in this specification shall be considered as supplementary to those set out in the written offer of the bidder and on the drawings. The fact that the Department checked the documentation and its acceptance thereof does not exempt the bidder from his responsibilities with regard to the fulfilment of the requirements of this specification.

2. CONSTRUCTION AND APPEARANCE OF BUILDING:

The design, construction and appearance of the building, including the internal and external finishes shall be of a standard acceptable to the Department of Public Works. The building must comply with the National Building Regulations as proclaimed by the National Building Regulations and Building Standards Act 1977 (Act 103 of 1977) as well as the Occupational Health and Safety Act, 1993 (Act 85 of 1993), as amended. The building shall be fully accessible to the disabled and the facilities must be provided as required by the Occupational Health and Safety Act, 1993 (Act 85 of 1993). A certificate to this effect must be submitted.

3. SECURITY:

The following security measures shall be complied with:

- (a) All entrances to the building, which shall be limited to the minimum, must afford entry through one or more access control points.
- (b) External walls of all floors, up to at least 1 metre above floor level, shall be of a heavyweight structure such as 220mm thick brick or 190mm thick concrete.

4. RECORD ROOMS:

- (a) Record rooms shall be rooms with category 1 record room doors which can be opened from both sides and which comply with SABS Specification 949. Record room walls shall be of masonry of not less than 220mm thick or of concrete of not less than 150mm thick or of such structure approved by the Department of Public Works.
- (b) Record rooms may have no external windows and all ventilation openings in the walls shall be fitted with fire dampers approved by the Fire Prevention Officer of the Department of Public Works.
- (c) All keys shall be handed over to the Department of Public Works.

5. ROOM AREAS AND PARTITIONS:

Partition walls shall be used to divide the total floor area of the building into office and other areas required. The walls shall have a noise reduction factor of not less than 45 dB within a range of 100 to 1000 hertz. The factor has a bearing on complete wall sections including glass and doors if any.

6. PASSAGE WIDTH:

As a general standard an average passage width with a minimum of 1.5m over short distances shall be provided. Where certain functions within the building necessitate wider passages those specific areas will be identified and the passage width specified as part of the accommodation particulars.

7. FLOOR TO CEILING HEIGHTS:

A clear floor to ceiling height of as close as possible to 2.7m throughout shall be maintained in all general areas of the building. Where a certain function inside a building necessitates a higher floor to ceiling height, the specific areas will be identified and the height specified as part of the accommodation particulars. Conduits, water pipes, air ducts and other services shall not be visible underneath the ceiling in offices and public areas.

8. DOORS, LOCKS AND KEYS:

All offices shall be provided with a door of at least 900mm and each fitted with a good quality five pin cylinder lock with two keys fitting one lock only and which shall be handed over to the Departmental Representative upon occupation of the building. Two master keys, which can unlock the locks of all offices, shall also be provided.

9. FLOOR COVERING:

Floor covering must be of an acceptable standard and quality to last for at least 10 years.

10. POWER POINTS:

(a) Offices and other rooms where electrical appliances can be used shall be provided with 15 A socket outlets. In offices two socket outlets shall be provided for every 12m² or part thereof. The Department of Public Works shall indicate any additional socket outlets, which are required, in the accommodation particulars for individual services. The wiring and securing of electrical circuits shall be such that an electrical heater as well as computer equipment can be run from the socket outlets in each office.

(b) Electrical circuits for socket outlets shall be secured by means of single phase earth leakage relays having a sensitivity of 25 mA.

11. LIGHTING:

(a) Each office shall be provided with its own light switch in a suitable position near the door. Lighting conforming to the following standard must be provided:

• Reception areas	100 lux
• General offices	300 lux
• Drawing office	500 lux
• Passages	50 lux
• Auditoriums	100 lux
• Conference rooms	100 lux
• Classrooms	200 lux
• Libraries	300 – 400 lux
• Store rooms	200 lux
• Parking	50 lux

(b) The lighting levels all measured at working plane.

12. TELEPHONES:

(a) Each office, conference room and security control area shall be fitted with a telephone jack in accordance with the requirements of Telkom.

(b) The user department itself will negotiate with Telkom as to the number of telephone lines that are to serve the building, but the owner of the building shall make provision for conduits, draw wires and telephone jacks.

13. TRUNKING:

The trunking servicing the building must conform to latest technological standards.

14. FACILITIES FOR CLEANERS

On every floor of a multi-storey building or for every 1 350m² gross floor area a cleaner's room of not less than 6m² shall be provided as a storeroom for cleaning equipment and material. It shall be provided with a drip sink, 4m long shelves and sufficient cross ventilation, preferably by means of an outside window and shall comply with the requirements of the Hazardous Chemicals Act regarding storage of chemicals.

15. TOILET FACILITIES:

The following norms shall be applied:

15.1. Males – staff and public

One WC for every 15 persons to a total of 60 and thereafter one for every 20 additional persons or part thereof. One urinal for every 15 persons to a total of 30 and thereafter 1 for every 30 additional persons or part thereof. One wash hand basin for every two WC's.

15.2. Females – staff and public

One WC (Water Closet) for every 10 persons to a total of 60 and thereafter one for every 20 additional persons or part thereof. One wash hand basin for every two WC's.

15.3. Physically challenged persons

Toilet facilities for physically challenged persons have to be provided according to norms and standards.

16. MATERIAL AND FINISHES:

(a) All walls and ceilings, whether painted or finished otherwise, shall be of a neutral colour.

(b) Walls of tea kitchens, stairs, entrance halls and toilets shall be washable and hardwearing and acceptable to the Department of Public Works.

17. INSPECTION:

The Department of Public Works considers it a condition of contract that in consultation with the lessor and with reasonable frequency during the process of refurbishment its inspector shall be given access to the building that he wishes to see. The inspector's approval of any part of the building does not exempt the owner from complying with any of these minimum standard requirements. A deviation from the minimum requirements may only be allowed with written permission from the Department of Public Works.

DPW-11.1 (LS): SPECIFICATION ON MINIMUM REQUIREMENTS – OFFICE ACCOMMODATION

SPECIFICATION FOR MINIMUM REQUIREMENTS AND FINISHES TO WHICH THE BUILDING MUST COMPLY

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The Department of Public Works considers it a condition of contract that in consultation with the lessor and with reasonable frequency during the process of refurbishment its inspector shall be given access to the building that he wishes to see. The inspector's approval of any part of the building does not exempt the owner from complying with any of these minimum standard requirements. A deviation from the minimum requirements may only be allowed with written permission from the Department of Public Works.

DPW-12 (LS): COMPLIANCE WITH ALL THE ACTS, REGULATIONS AND BY- LAWS GOVERNING THE BUILT ENVIRONMENT CERTIFICATE

Bid no:	H22/003PF	Closing date:	17/10/2022
Advertising date:	23/09/2022	Validity period:	60 days

COMPLIANCE WITH ALL THE ACTS, REGULATIONS AND BY- LAWS GOVERNING THE BUILT ENVIRONMENT

I, _____ duly authorised to represent _____ (the bidders name) acknowledge that I as _____ shall ensure that _____ (description of the property in question) complies in every respect with the requirements of the following Acts, Regulations and By - Laws:

- (i) Occupational Health and Safety Act, 1993. (Act 85 of 1993)
- (ii) The National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977)
- (iii) The Municipal by-laws and any special requirements of the local supply authority.
- (iv) The local fire regulations, to guarantee/ensure the health and safety of all State employees occupying this/these premises and the public visiting the premises for business or other purposes.

I furthermore agree to advise the Department of Public Works immediately in writing of any reason I am unable to perform in terms of this agreement and to apply the necessary corrective measures.

Name owner / authorised representative	Signature	Date

1. WITNESS:

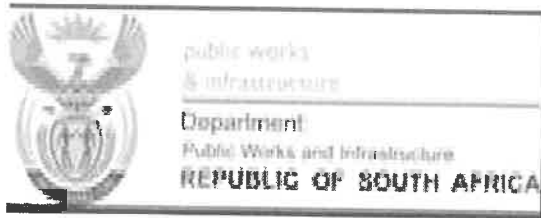
Name of witness	Signature	Date

2. WITNESS:

Name of witness	Signature	Date

GAUTENG: SOUTH AFRICAN POLICE SERVICE; OLIEVENHOUTBOSCH: POLICE STATION: PROCUREMENT OF NEW LEASE ACCOMMODATION

SERIAL NO	DESCRIPTION OF ROOM	RANK LEVEL	PROPOSED PU	NORM PER PU	ASIM	REMARKS
28	MEMBER FINANCIAL SERVICES		1	12.00	12.00	
29	MEMBER SUPPLY CHAIN MANAGEMENT		1	12.00	12.00	
30	MEMBERS HUMAN RESOURCE MANAGEMENT		1	12.00	12.00	
31	COMMUNICATION SERVICES		1	12.00	12.00	
32	MEMBER ADMINISTRATION		1	12.00	12.00	
33	COMMANDER		1	12.00	12.00	
34	MEMBERS		4	8.00	32.00	TWO OFFICES
35	REGISTRY MANAGEMENT INFORMATION CENTRE		1	30.00	30.00	
38	MEMBERS STORES		4	8.00	32.00	TWO OFFICES
37	WALK IN SAFE		1	12.00	12.00	
38	SAP 13 STORE (Large items)		1	20.00	20.00	
39	SAP 13 STORE (Small items)		86	0.17	16.32	
40	CLEANING EQUIPMENT		72	0.17	12.24	
41	STATIONERY STORE		72	0.17	12.24	
42	GARDEN STORE		1	10.00	10.00	
43	SAP 13- FIREARM STORE		1	16.00	16.00	
44	SAP 13 - AMMUNITION STORE		1	10.00	10.00	
45	ARCHIVE (With shelves)		1	30.00	30.00	
46	DOCKET STORE (With shelves)		1	20.00	20.00	
47	STATION FIRE-ARM SAFE		42	0.17	7.14	
48	STATION AMMUNITION SAFE		36	0.17	6.12	
49	LECTURE/ TEA ROOM		30	1.40	42.00	
50	LECTURE/ TEA ROOM		20	1.20	24.00	
51	LECTURE/ TEA ROOM		17	1.10	18.70	ONE PER ROOM
52	KITCHEN		1	6.00	6.00	
53	POTS ROOM		1	10.00	10.00	
	CELLS STANDARD					
	MALES					



1. SPECIAL NOTE:

Please calculate your grand total from DPW-08.1(LS) and pricing schedules and transfer it to the PA-32 form (Invitation to Bid), failure to do so your bid will be considered as NO OFFER and will be disqualified.

The award of the tender may be subjected to further price negotiation with the preferred tenderer(s). The negotiated and agreed price will be considered for acceptance as a firm and final offer.

2. SPECIAL NOTE FOR CONSTRUCTION

The successful bidder will need to re-zone the land to permit usage as a police station.

SOUTH AFRICAN POLICE SERVICE



PROJECT FIVE STAR 2012

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1. MINIMUM ACCOMMODATION REQUIREMENTS

The following rooms are essential for the effective functioning of any cell block. All of the rooms, have to be provided under the project (see Annexure "A"). The norms as applied by the Department of Public Works, are also provided. These norms are an indication of the ideal, but can be changed, due to limited space available on site. Any deviations from these norms are to be indicated on plan and motivated to SAPS : Supply Chain Management : Expert Services, for approval.

- | | | |
|--|---|---|
| 1.1. Cells (with ablution) | : | 37.81 m² (male) and 20.20 m² (female) |
| 1.2. Exercise Yards | : | 18.70 m² (male) and 12 m² (female) |
| 1.3. Security Passage to Cells | : | 1,5 m wide |
| 1.4. Cell Kitchen | : | 18.00 m² for 4 cells plus 2 m² for every additional 3 cells |
| 1.5. Pantry | : | 6 m² for 4 cells plus 2 m² for every additional 3 cells |
| 1.6. Kitchen Yard | : | 16 m² |
| 1.7. Kitchen Toilet | : | 2 m² |
| 1.8. Visitor's Room | : | 18 m² for (2 cubicles) plus 1 for every additional 3 cells |
| 1.9. Prisoner's Property Store | : | 6 m² for 4 cells plus 2 m² for every additional 3 cells |
| 1.10. Blanket Store | : | 12 m² for 4 cells plus 2 m² for every additional 3 cells |
| 1.11. Admittance Area | : | 25 m² for 4 cells plus 2 m² for every additional 3 cells. (Including cell guard office and fingerprint area).
(Toilet for cell guard to be provided in large cell blocks +6) |
| 1.12. Waiting Lobby | : | 6 m² |
| 1.13. Declaration of Statements | : | 8 m² |
| 1.14. Holding Cell | : | 10 m² for 4 cells plus 2 m² for every additional 3 cells |
| 1.15. Secure Off-loading Area | : | 50 m² |
| 1.16. Security Service Duct | : | 1,2 m wide behind cell block |
| 1.17. Surge Room (adjacent to Visitors room) | : | 2 m² |
| 1.19. ID Photo Room | : | 10 m² |

IDENTIFICATION PARADE ROOM

Waiting Room No 1	:	7 m ²
Waiting Cubicle No 1	:	1.8 m ²
Viewing Room	:	18 m ²
Line Up Area	:	29 m ²
Waiting Cubicle No 2	:	1.8m ²
Waiting Room No 2	:	10.5 m ²
Toilet Waiting Room 1	:	3.2 m ²
Toilet Waiting Room 2	:	3.2m ²

The cell block should consist of at least four (4) cells with yards.
SAPS: Expert Services (Lt.Col. Dirk Els / Capt. Kobus Swart)

ALL SKETCH PLANS AND WORKING DRAWINGS HAVE TO BE SUBMITTED TO SYPPLY CHAIN MANAGEMENT : EXPERT SERVICES FOR APPROVAL PRIOR TO CALLING OF TENDERS. THE SKETCH PLANS SHOULD CONSIST OF AT LEAST A FLOOR PLAN, SITE PLAN AND TYPICAL SECTION.

Plans can be posted to:

S.A.P.S.
Supply Chain Management:
Expert Services
Private Bag X254
Pretoria
0001

Plans can be couriered to:

S.A.P.S.
Supply Chain Management:
Expert Services
18 De Havilland Crescent
Acacia Building
Persequor Technopark
Pretoria

2. CELLS

2.1 GENERAL REQUIREMENTS

- 2.1.1 All cells must have ablution facilities, namely, a toilet, shower and drinking fountain inside the cell. See Annexure A, B & C

2.2 GENERAL CONSTRUCTION

- 2.2.1 All brickwork to be **230mm** brick walls. A high tensile steel mesh of **100mm x 200mm x 5mm thick**, is to be built in cells, cell yards, kitchen, pantry or visitors area into the wall, between skins, in the perimeter walls of the cells (See Annexure "A"). The wall behind the toilet to be **330mm** (built up to sill height), with steel mesh between skins. (POL2012/S1)
- 2.2.2 Walls have to be painted to specification in heavy-duty, light coloured oil base coating. Proposed colours: ivory, light grey, etc. Approved undercoat Alkali resistant primer. No Contractors PVA. "See Annexure E" Underside of concrete slab to be painted white

- 2.2.3 A concrete bench must be built against the wall dividing the cell and the cell yard.
- 2.2.4 All cells, kitchens, pantry and visitors areas must have concrete ceilings with a minimum height of **3000mm** and finished with a conventional roof over.
- 2.2.5 All screen walls to the toilets and showers are to be **230mm** walls, built up to concrete slab/ceiling. Screen walls are to be added beside and in front of the toilet in accordance with the relevant Annexure. Free space between the front of the drinking fountain and screen wall to be **700mm** to **900mm**.
- 2.2.6 All floors have to be finished in a steel/wooden trowel grano finish as specified with a **250mm high monolithic** upwards sloping concave skirting. See POL2012/B1
- 2.2.7 Insides of shower walls and floors to be waterproofed with Duraflex, "ABE" product or similar approved. Apply to manufactures specification and allow product to dry.
- 2.2.8 The floor to be finished with a **250mm high monolithic** upwards sloping concave grano skirting and sealed same as 2.2.7. The shower must be provided with a **170mm** threshold. See Annexure "A".

2.3 WINDOWS

- 2.3.1 Wire mesh- and expanded metal screens inside and outside windows, according to specifications, expanded metal, with a thickness of **3mm**, web width **10mm** and openings of **10mm x 40mm**, of the approved type Flatex/345 (Pigmesh). Openings in screens, for opening windows, to be finished so that **NO** sharp extrusions exists. Screen openings only on the inside screens of windows, **NO** openings on outside screens. (POL2012/W1 to W3)
- 2.3.2 Screen frames to be according to typical drawing POL2012/ W1, W2 and W3. The heavy-duty padlocks as specified on the drawings are to be included in the contract, on a master key system. The keys are to be handled in a similar fashion to the cell lock keys (see 2.4.7). Alternatively M10x30mm long bolt and nut can be used and tag welded instead of pad locks.
- 2.3.3 Glazing in cell windows to be **6,5mm** clear laminated glass. There must be a sufficient number of windows to ensure good ventilation of the cell.
- 2.3.4 Where windows and mesh are to be installed, all steel to be **hot dipped galvanised**. Galvanised steel work to be left unpainted and welding joints to be cold galvanised on site. The putty to galvanised windows to be painted with silver enamel paint.

- 2.3.5 The windows in the external wall to be built in as high as possible. Note that at least **2 brick** courses are to be left between underside of concrete ceiling and window soffit. The windows in the wall between the cell and the yard are to be built in at a standard soffit height of **2100mm** from finished floor level.
- 2.3.6 At least one window per cell is not to be installed until after the cell door and -gate have been built in and allowed to set (see 2.4.8).

2.4 DOORS AND GATES

- 2.4.1 All hinges in accordance with the specifications as per drawing no. POL2012/D4, and to be **greased monthly after installation**.
- 2.4.2 All frames, doors, gates and trellis work have to be in accordance with **drawings** POL2012/D1;D1a;D2;D3;D4 and D5. The cell door and gate lock box to have a keyhole only on the exercise yard side. Cell side to be blocked off.
- 2.4.3 Doors and gates have to be **hot dipped galvanised**.
NOTE: NO PAINT ON GALVANISED FINISHES
- 2.4.4 ALL doors and gates have to open against the wall. See Annexure "A" and "B".
- 2.4.5 ALL cell type locks have to be ordered from SAPS: Project and Building Management Services (Tel: 012 841 7351). The cost of the locks have to be budgeted for in the contract amount, as SAPS Project and Building Management Services is only responsible for the ordering and co-ordinating. **ALL CELLS LOCKS ARE TO BE ACCOUNTED FOR BY THE CONTRACTOR AT THE END OF THE CONTRACT. THE CONTRACTOR MAY NOT TAKE POSSESSION OF ANY CELL LOCKS. EXTRA CELL LOCKS TO BE RETURNED TO SAPS:PROJECT AND BUILDING MANAGEMENT SERVICES.**
- 2.4.6 A total of two suites for the cell door and trellis door locks, have to be used in the entire cell complex. The locks are to be 4 lever, see drawing POL2012/D5. One suite has to be used for trellis and solid doors, to all cells and exercise yards, as well as the trellis gate in the passage, between the kitchen yard and the first exercise yard. The other suite has to be used for the trellis gate to the kitchen yard, the main entrance to the security passage, as well as any other trellis gates or solid doors. The Project Manager of Department of Public Works must confirm the number of different locks with the Commander of SAPS Project and Building Management Services in writing. A floor plan of cell block to be included.

THE LOCKS HAVE TO BE ORDERED WELL IN ADVANCE, AS THE DELIVERY TIME CAN BE AS LONG AS TWO TO THREE MONTHS.

- 2.4.7 **UNDER NO CIRCUMSTANCES** may the contractor or any other party, except the Station Commissioner of the station or his nominated representative, take possession of the keys of the locks. The keys have to be provided to the Station Commissioner or representative, in a sealed envelope (signed for) and kept in the safe of the station, for safekeeping.
- 2.4.8 The door, gate and frame are delivered to site as a unit, welded closed. Under no circumstances may the doors be cut open until after it has been built in completely and **ten (10) days settlement**. For this reason, the doors have to be built in before the windows, or one window per cell is not to be built in, until after the door has been built in, to allow access to the cell. (See 2.3.6).

2.5 ELECTRICAL

- 2.5.1 Vandal proof wall and ceiling lights with metal bases for fixing to structure and polycarbonate screens to be used throughout. See Annexure "D".
- 2.5.2 Lights in cells to be fixed out of reach, against the ceiling and never near any element that can serve as a possible foothold. The lights to be used in the cells to be a vandal proof fluorescent light with a built in PL9 night-light (with a guaranteed working life of 4000 hours) See Annexure "D".
- 2.5.3 A shorter light fitting, but of the same type as for the cell, to be used in the wc cubicle. See Annexure "A" and "D" (without a night light).
- 2.5.4 All light fittings to be positioned similar to Annexure "A"

2.6 PLUMBING

- 2.6.1 Drinking fountains: To be installed in all cells in accordance with drawing POL2012/S2. Drinking fountains to be of the approved type, and equipped with push button faucets, serviceable from the front, built into drinking fountain. Fountains to be installed with the underside, at a min height of **1200mm** from finished floor level.
- 2.6.2 All toilets to be vandal proof stainless steel toilets, as specified in drawing POL2012/S1.
- 2.6.3 Toilets to be activated with push button type flush valves, only letting through measured amounts of water under high pressure and stopping automatically, concealed toilet flush valve with integral non-hold open, vacuum breaker and shut front-entry

- hidden and closed flow control valve or similar approved valves, for pressures between **30 kPa** and **250 kPa** at a height of **1500mm** above floor level in the cell. See drawing POL2012/S1.
- 2.6.3.1 Alternately in areas with a high lime content use low level cistern with 1.75" High Flow Flush Valve only to SABS 1509-1990 or 1.75" Kingfisher Syphonic Valve. To be mounted in secure service duct.
- 2.6.4 Where any sanitary fittings, e.g. wc's are to be fitted against an external wall, Provide steel mesh between brick skins, in accordance with drawing POL2012/S1.
- 2.6.5 Warm water has to be laid and a proper water mixer provided. One **200 Litre** warm water cylinder and a heatpump has to be provided for every 2 cells, a **200 Litre** warm water cylinder and an heatpump to be added for every 2 cells thereafter. The engineer must determine if solar heating panels with geysers at the cell block can be utilised. Such solar panel systems must comply with the latest Standard Building Regulations. Refer to Annexure "F".
- 2.6.6 Showers to be activated with push button metre valve that allows only measured and pre-mixed amounts of water and automatically cuts off, e.g. a push button metering non hold open valve and with extension ring, fixed at a height of **1500mm** above shower floor level. See drawing POL2012/S3.
- 2.6.7 A **50mm** diameter sleeve has to be poured into the concrete, to house a stainless steel showerhead, as on drawing no. POL2012/S3.
- 2.6.8 Installations where push button flush and metre valves are used and the water pressure is less than **30 kPa**, see 2.6.3 and 15.1.
- 2.6.9 Where the provision of a pressure tank and -pump is not possible, externally mounted low level cisterns can be used, after consultation with SAPS: Expert Services. (See 2.6.3.1).
- 2.6.10 Where the water pressure exceeds **250 kPa**, a pressure reducing valve is to be installed on the water supply line.
- 2.6.11 A water filter/in line strainer, easily serviceable and cleanable, to be provided in ALL water supply networks to cells and exercise yards to intercept any impurities and ensuring the effective use of push button flush- and metre valves.
- 2.6.12 Where push button flush- and water valves are used, the total water supply network has to be **PROPERLY** rinsed before use, to remove any dirt and impurities, under the supervision of the responsible consultant.
- 2.6.13 The service of the water filter, pressure pump (if installed), all pipes, valves and faucets; must be possible from outside the cell and exercise yard except where practically impossible.

- 2.6.14 All water pipes to be chased into walls and serviceable from outside the exercise yards. Normal screw type taps to be replaced with push button faucets.
- 2.6.15 The consultant responsible must investigate the frequency of water shortages, and supply a buffer tank, with a **36 hour** reservoir capacity, under the contract if the need exists.
- 2.6.16 The quality of the water has to be tested, and if it is of poor quality, or **ANY** lime is present, SAPS: Expert Services, has to be contacted with the proposed solutions, for discussion and approval.

3. EXERCISE YARDS

3.1 GENERAL REQUIREMENTS

- 3.1.1 Each cell must have a separate exercise yard, the full width of the cell, and built out to a length of **3,5 m** in front of the cell. See Annexure "A" and "B".

3.2 GENERAL CONSTRUCTION

- 3.2.1 The height of the walls of the cell yards to be min **4500mm** high. Where the finish of the walls is face brick, the joints have to be filled in flush with the surface (**new cells**). The last eight (8) inner brick layers of the 230mm brick walls at the following areas: cell exercise yards; kitchen yard; cell passage; maintenance passage and off-loading area are to be of solid bricks. If hollow bricks are used, holes must be filled with cement to ensure that mesh screens can be properly installed.
- 3.2.2 If the existing finish of the walls is plaster and paint, the walls are to be prepared and painted with a heavy-duty oil base paint. (Annexure E) (**THIS ONLY APPLIES FOR UPGRADING OF EXISTING POLICE CELLS**).
- 3.2.3 The approved type of high tensile metal mesh screen to be installed at a min height of **4000mm** from finished floor level (see drawing POL 2012/G1). A **3mm** solid steel plate of at least **1,2m x 1,2m**, is to be welded to the mesh, over all door openings into the cell yard, according to POL 2012/G1. **All steel to be hot dipped galvanised and welding spots to be finished with cold galvanising on site.**

3.2.4 **Approved Type Mesh:**

- a) Galvanised Carbon Hardened Woven Steel Mesh (Screenex see "Annexure G")
- b) Mesh Aperture: 10.00mm x 10.00mm
- c) Wire Diameter: 4.80mm
- d) Coating : High Carbon (Spring Steel)
Hot Dipped Galvanised SABS 763
(Before weaving) ISO 1461
- e) Weave Type: SW
- f) Company: Screenex wire Weaving Manufacturers
- g) Assist. Sales Manager:
Basil Shelver
Tel number : (011) 864 2773
Fax number: (011) 864 6800

3.2.5 **358 Betafence Doubleskin (Zincalu) Welded Mesh**

(see "Annexure H")

- a) Mesh Aperture: 8.7mm x 8.7mm
- b) Wire Diameter: 3.96mm Zincalu
- c) Company: Betafence
- d) Sales Consultant:
Johan Goosen Tap Nortier
Cell: 082 560 5656 Cell: 082 889 0733
E-mail: Johan@betafence.co.za Tap@betafence.co.za

3.2.6 Floors of yards (only plastered walls) are to be finished in a wooden trowel grano finish with a **250mm high monolithic** upwards sloping concave skirting. The floor is to have a fall towards the door to the passage, to drain water under the door and into the passage.

3.2.7 The finished floor levels at the lowest point of the exercise yards, are to be at least **170mm** lower than the floor level of the cells, and **85mm** higher than the floor level of the passage.

3.2.8 Concrete capping to be provided on all external walls against weather with water drip.

3.3 WINDOWS

3.3.1 All screens to cell windows are to be in accordance with drawing no. POL 2012/W1 to W3. No protrusions are allowed, that may serve as a possible foothold. Screens and windows between yards and cells are to be installed at a soffit height of **2100mm** from finished floor level.

3.4. DOORS AND GATES

- 3.4.1 Hinges in accordance with the specifications as per drawing no. POL 2012/D4.
- 3.4.2 Frames, doors, gates or trellis work are to be in accordance with drawings POL2012/D1, D2, D3, D4 and D5.
- 3.4.3 The cell door and gate lock box to have a keyhole only on the exercise yard side. Cell side to be blocked off.
- 3.4.4 **ALL** doors and gates have to open against the wall, see Annexure "A" and "B".
- 3.4.5 The finishes and specifications of doors and gates, are the same as in 2.4.
- 3.4.6 **ALL** trellis gates are to be supplied with an opening to pass a plate through, see drawing no. POL 2012/D1.

3.5 ELECTRICAL

- 3.5.1 Lights in exercise yard to be fixed against the walls between the yard and passage, directly under steel mesh, preferably at a minimum of **3,7 metres** from the finished floor level. The type of light fitting to be installed is the same as for the cells. See Annexure "D".
- 3.5.2 All light fittings to be positioned similar to Annexure "A".

4. SECURITY PASSAGE

4.1 GENERAL REQUIREMENTS

- 4.1.1 A **1,5m** wide security passage has to be provided in front of all exercise yards, for the length of the cell block. See Annexure "A - C".
- 4.1.2 The passage to be divided into a high security area and a lower security lobby. The different zones to be divided by trellis gates. The two trellis gates have to be built in, one at the entrance to the passage, and the other in the passage, between the entrances to the kitchen yard and the first of the exercise yards. See Annexure "A".

4.2 GENERAL CONSTRUCTION

- 4.2.1 The height of the walls of the passage to be minimum **3000mm** high. The walls are to be flush jointed, smooth face brick.
- 4.2.2 The passage is to be covered with a conventional roof structure, e.g. tiles or corrugated iron. "Mentex 70" mesh screen to be installed as a ceiling, at a min height of **2700mm** from finished floor level (see drawing POL 2012/G1) Preferable directly below trusses. Before installation of "Mentex 70" mesh all trusses to be

treated with Carbolinium paint. **All steel to be hot dipped galvanised and welding spots to be finished with cold galvanising on site.**

- 4.2.3 The floor is to be finished with a wooden trowel grano finish with a **250mm high monolithic** upwards sloping concave skirting. The floor is to have a fall towards the seep holes in the external wall, or covered drains in the passage, with outlets to the exterior. Lid on drain to be bolted onto drain framework.
- 4.2.4 The finished floor level of the passage is to be at least **85mm** lower than the finished floor level of the exercise yards.

4.3 WINDOWS

- 4.3.1 Breezeblock openings can be built into the external wall, but **Not** directly opposite any doors to exercise yards, and **Not** in the wall between the yards and passage. Expanded metal screens (Annexure G and H) in angle iron frames, are to be bolted to the inside wall over the full area of the openings. Screens and breeze openings are to be installed as high as possible, and should not extend to below **1500mm** from finished floor level.

4.4. DOORS AND GATES

- 4.4.1 A solid cell door with viewing panel and grill gate combination (as on drawing no. POL2012/D1 to D4) has to be built in, as entrance to the admission area and secured passage. Door handles on both sides of solid doors.
- 4.4.2 Hinges in accordance with the specifications on drawing no. POL 2012/D4.
- 4.4.3 Frames, gates or trelliswork are damaged beyond repair, it has to be replaced in accordance with drawings POL2012/D1, D2, D3, D4 and D5.
- 4.4.4 Only trellis gates (no solid doors) are to be installed in the passage. The gates have to open against the wall, see Annexure "A".

4.5 ELECTRICAL

- 4.5.1 Lights in the passage are to be fixed directly under the mesh, against the external walls, opposite the doors to the yards. See Annexure "A". The lights are to be the same as used in the cells (see Annexure "D") but without a night light.

- 4.5.2 Two light switches (one for the cell lights and one for the yard lights) have to be positioned in the passage outside each door, out of reach of persons in custody inside the yards, 500 mm away from door frame. **Light switches to be watertight rotatable switchgear, of an industrial type. The switches for the cell lights to be two-way switches, to allow for the operation of the night-light.**
- 4.5.3 No power points allowed.

4.6 PLUMBING

- 4.6.1 A fire hose reel has to be provided in accordance to the National Building Regulations, but must not be accessible from the exercise yards. (All cells must be reached).

5. CELL KITCHEN AND PANTRY

5.1 GENERAL REQUIREMENTS

- 5.1.1 The cell kitchen must preferably be built next to the first cell, with the same depth as the cells. The pantry is to be accessed off the cell kitchen. The kitchen is to be accessed via the kitchen yard, via a secured lobby off the admissions area. See Annexure "A".

5.2 GENERAL CONSTRUCTION

- 5.2.1 The walls are to be **230mm** conventional brickwork, with a concrete ceiling over the kitchen and pantry. A conventional roof structure is to be installed over all concrete ceilings.
- 5.2.2 Walls to be painted in heavy duty, light coloured oil base coating. Proposed colours: ivory, light grey, etc. Approved undercoat Alkali resistant primer. No Contractors PVA. "See Annexure E"
- 5.2.3 All floors have to be finished in a steel trowel grano finish with a **250mm high monolithic** upwards sloping concave skirting.
- 5.2.4 Architect to ensure that all door frames between off loading and kitchen (see drw. POL2012/D1A/Annexure A) to be a minimum of 1100 mm to accommodate an oil jacketed boiling pot, if specified under contract.

5.3 GENERAL EQUIPMENT

- 5.3.1 A stainless steel work top with shelf below is to be provided (Length \pm **1500mm** min).
- 5.3.2 A stainless steel (PS-L or PS-R) double combination pot sink is

to be built in with bib tap extension peaces and flange. All equipment to be stainless steel grade 304.

- 5.3.3 A handheld **4,5kg CO₂** and **DCP** fire extinguishers are to be fixed to a wall in an accessible position.
- 5.3 Meranti or Supawood shelves (**350mm**) have to be provided in the pantry, in accordance with drawing no. POL 2012/F1. The room has to be properly ventilated.
- 5.3.5 Coastal Manufacturing GT700 or similar approved Stainless Steel grade 304 grease trap with a flow rate of 1.8lt/sec. to be installed in the kitchen.

5.4 WINDOWS

- 5.4.1 Cell windows have to be built into the wall between the kitchen and yard, at a soffit height of **2100mm**. The pantry is to be provided with ventilation bricks built into the external wall.

5.5. DOORS AND GATES

- 5.5.1 Both the kitchen and the pantry have to be provided with a solid meranti door, type T4 fitted with a cylinder lock and aluminium louver (**300mm x 300mm**) in bottom half.
- 5.5.2 When a oil jacketed boiling pot is specified for the kitchen, a wider door and frame to be installed. (See POL2012/D1A).

5.6 ELECTRICAL

- 5.6.1 At least two double plugs have to be provided in the kitchen.
- 5.6.2 A double plug has to be provided in the pantry, to make provision for a fridge or freezer. An alternative position for the fridge needs to be provided in the cell kitchen as well.
- 5.6.3 The approved type of cell light (without night light) has to be installed in the kitchen and pantry. See Annexure "D". Light switches to be watertight rotatable switchgear, of an industrial type, as used for the cells.

5.7 ELECTRICAL EQUIPMENT

- 5.7.1 The kitchen is to be fitted with a three phase industrial type stove, with solid plates without oven, type Vulcan RE-3, T **OR** Bakers Price equipment **OR** similar and approved product. Other types of stoves can be investigated and the proposals submitted to SAPS: Expert Services for final approval.
- 5.7.2 A Stainless steel extractor hood with isolator has to be provided over stove and boiler pan in kitchen.

5.8 PLUMBING

- 5.8.1 The double combination pot wash sink to be provided with heavy duty bib taps, extension pieces and flanges. (1 x hot and 1 x cold for **each bowl**)
- 5.8.2 One **100 litre** geyser to be installed for kitchen.

6. KITCHEN YARD

6.1 GENERAL REQUIREMENTS

- 6.1.1 A yard has to be built out to a length of **3,5m** in front of the kitchen.
- 6.1.2 The kitchen yard is of a similar construction to the exercise yards. The kitchen has to be accessed from the yard. The yard is accessed from a secured lobby off the admissions area. See Annexure "A".
- 6.1.3 A concrete double bowl washing trough to be installed with heavy duty 19mm bib taps. Only the cold-water tap to be a hose type tap and hot water a union tap. (See 6.6.1).

6.2 GENERAL CONSTRUCTION

- 6.2.1 The height of the walls of the kitchen yards to be min **4500mm** high. Where the finish of the walls is face brick, the joints have to be filled in flush with the surface (**new cells**).
- 6.2.2 Finishing of the walls is plaster and paint. Walls to be painted in heavy-duty, light coloured oil base coating. Proposed colours: ivory, light grey, etc. Approved undercoat Alkali resistant primer. No Contractors PVA. "See Annexure E" (**existing cells**).
- 6.2.3 The approved type of high tensile metal mesh screen to be installed at a min height of **4000mm** from finished floor level (see drawing POL 2012/G1) similar as exercise yards. **All steel to be hot dipped galvanised and welding spots to be finished with cold galvanising on site.**
- 6.2.4 The floors of the yard, are to be finished in a steel trowel grano finish with a **250mm high monolithic** upwards sloping concave skirting. The floor is to have a fall towards the door to the passage to drain water under the door and into the passage.
- 6.2.5 The finished floor levels of the kitchen yards, is to be at least **170mm** lower than the floor level of the kitchen.
- 6.2.6 A drying line, constructed of R10 reinforcing rods, or solid rods, welded to **50mm x 50mm** mild steel angle iron sections, bolted to the walls, has to be provided in a corner of the yard as indicated on Annexure "A".

6.3 WINDOWS

- 6.3.1 Cell windows have to be built into the wall between the kitchen and yard, at a soffit height of **2100mm**. The pantry is to be provided with ventilation bricks built into the external wall.

6.4. DOORS AND GATES

- 6.4.1 A cell trellis gate to be provided from the passage, with the door swing against the wall. No solid cell door to be provided.

6.5 ELECTRICAL

- 6.5.1 Lights in the kitchen yard to be fixed against the walls between the yard and passage, directly under steel mesh, preferably at a minimum of **3,7 metres** from the finished floor level. The type of light fitting to be installed is the same as for the cells. See Annexure "D".
- 6.5.2 All light fittings to be positioned similar to Annexure "A".

6.6 PLUMBING

- 6.6.1 A concrete double bowl wash trough with bib taps has to be built in as shown on Annexure "A". (**Cold water**, hose type, Bib-tap to be provided for hosing down of cell block).

7. VISITOR'S ROOM

7.1 GENERAL REQUIREMENTS

- 7.1.1 The visitor's room is to be accessed from two sides, one from the secured passage or -lobby by the detainee and the other from the outside by the public. No contact can take place between the two parties. See Annexure "A". Dividing walls between cubicles to be **230mm** brick walls built up to underside of concrete ceiling. Room to be accessible for disabled. **No electrical points at detainee's side.**

7.2 GENERAL CONSTRUCTION

- 7.2.1 The walls to be conventional **230mm** brick work walls, with a concrete ceiling, with conventional roof structure over the slab.
- 7.2.2 Walls to be painted in heavy duty, light coloured oil base coating. Proposed colours: ivory, light grey, etc. Approved undercoat Alkali resistant primer. No Contractors PVA. "See Annexure E"

- 7.2.3 The floor to be finished in a steel trowel grano finish with a **250mm high monolithic** upwards sloping concave skirting.
- 7.2.4 The finished floor level of the visitor's room is to be at least **85mm** higher than the floor level of the passage.
- 7.2.5 The entrance from the visitor's side is to be ramped, to allow for disabled access.
- 7.2.6 Seats and counters to be built in according to drawing no. POL2012/V1, V2, & V3.

7.3 WINDOWS

- 7.3.1 Cell windows and grilles have to be built into an external wall, on the detainee's side, as high as possible, in accordance with the standard drawings. The visitor's side is to be provided with a conventional window in an external wall. The security window between the two areas to be in accordance with POL2012/V1 to V3 with **16mm** diameter mild steel vertical bars at **80mm** centres over glass on detainees side.

7.4. DOORS AND GATES

- 7.4.1 A cell trellis gate to be provided from the passage, on the detainee's side. A solid meranti door type T4 with a cylinder lock to be provided on the visitor's / public's side.

7.5 ELECTRICAL

- 7.5.1 Cell type light to be fixed on the detainee's side, similar to cells, against concrete ceiling. See Annexure "D" Conventional bulkhead to be fixed on visitor's side, on ceiling. **No plugs are needed in detainees side.**

7.6 PLUMBING

- 7.6.1 Nothing to be noted.

8. PRISONER'S PROPERTY STORE (SAP22)

8.1 GENERAL REQUIREMENTS

- 8.1.1 The prisoner's property store is a secured store with built in shelves, and steel cabinets (min 4 x 300w x 450d x 1.8h) with 4 louver lockable doors preferably off the admissions area. See Annexure "A".

8.2 GENERAL CONSTRUCTION

- 8.2.1 The walls to be conventional **230mm** brick work walls, with a concrete ceiling, with conventional roof structure over the slab.

- 8.2.2 Walls to be painted in heavy duty, light coloured oil base coating. Proposed colours: ivory, light grey, etc. Approved undercoat Alkali resistant primer. No Contractors PVA. "See Annexure E"
- 8.2.3 The floor to be finish in a steel trowel grano finish with a **250mm high monolithic** upwards sloping concave skirting.
- 8.2.4 Shelving (**±350mm**) to be in accordance with drawing no. POL2012/F1.

8.3 WINDOWS

- 8.3.1 The room must be well ventilated, by means of vent bricks, or similar and approved methods, while still ensuring the security of the room.

8.4. DOORS AND GATES

- 8.4.1 A solid meranti door type T4 with a cylinder lock to be provided.

8.5 ELECTRICAL

- 8.5.1 Conventional bulkhead to be fixed to ceiling. No plugs are needed.

8.6 PLUMBING

- 8.6.1 Nothing to be noted.

9. BLANKET STORE

9.1 GENERAL REQUIREMENTS

- 9.1.1 The blanket store is for the storage of blankets and mattresses. It can be provided off the admissions area, or off the secured passage. See Annexure "

9.2 GENERAL CONSTRUCTION

- 9.2.1 The walls to be conventional **230mm** brick work walls, with a concrete ceiling, with conventional roof structure over the slab.
- 9.2.2 Walls to be painted in heavy duty, oil base coating. Proposed colours: ivory, light grey, etc. Approved undercoat Alkali resistant primer. No Contractors PVA. "See Annexure E"
- 9.2.3 The floor to be finished in a steel trowel grano finish with a **250mm high monolithic** upwards sloping concave skirting.
- 9.2.4 Shelving (**±450mm**) to be in accordance with drawing no. POL2012/F1.

9.3 WINDOWS

- 9.3.1 The room must be well ventilated, by means of vent bricks, or similar and approved methods, while still ensuring the security of the room.

9.4 DOORS AND GATES

- 9.4.1 A solid meranti door type T4 with a cylinder lock to be provided.

9.5 ELECTRICAL

- 9.5.1 Conventional bulkhead to be fixed to ceiling. No plugs are needed.

9.6 PLUMBING

- 9.6.1 Nothing to be noted.

10. HOT WATER GEYERS AND HEATPUMPS

10.1 GENERAL REQUIREMENTS

- 10.1.1 The Cell hot water system will consist of a 5Kw heatpump and a 200 Litre geyser for every two cells. (Refer to Annexure "F").
- 10.1.2 The water to be pre mixed to an acceptable temperature. (Max 25° – 30°). The engineer must determine if solar heating panels with geysers at the cell block can be utilised. Such solar panel systems must comply with the latest Standard Building Regulations.

10.2 GENERAL INSTALLATION

- 10.2.1 The 200 Litre geyser will be wall mounted with wall mounting brackets on the outside of the 230mm cell wall inside the secure service passage/duct. Refer to Annexure "F"
- 10.2.2 The heatpump will be wall mounted with wall mounting brackets on the outside of the 230mm cell wall inside the secure service passage/duct. Refer to Annexure "F"
- 10.2.3 The geyser to be fully wrapped with an appropriate geyser blanket for the purpose of hot water geyser isolation. Refer to Annexure "F".
- 10.2.4 The installation shall comprise a fully functional installation consisting of all items as required for the successful operation of the system. The exclusion of any material and/or the installation thereof shall render the system incomplete and be for the account of the installer. Refer to Annexure "F"

10.3 ELECTRICAL

- 10.3.1 The electrical supply of the heatpump will be the normal power section of the main distribution board of the cell block complex. Refer to Annexure "F"

10.4. PLUMBING

- 10.4.1 Refer to Annexure "F"

11. ADMITTANCE AREA

11.1 GENERAL REQUIREMENTS

- 11.1.1 This room is to be built onto all cell blocks under Project Five Star. This room is for the processing and booking of detainees before they are admitted to the cells. It also serves as access control for the cell block. See Annexure "A".
- 11.1.2 See POL2012/A – Admission Counter

11.2 GENERAL CONSTRUCTION

- 11.2.1 The walls to be conventional **230mm** brick work walls, with the approved high tensile steel mesh between the skins. A concrete ceiling at $\pm 3,0\text{m}$ high is to be provided over the area, with a conventional roof structure over the slab.
- 11.2.2 Walls to be painted in heavy duty, light coloured oil base coating. Proposed colours: ivory, light grey, etc. Approved undercoat Alkali resistant primer. No Contractors PVA. "See Annexure E"
- 11.2.3 The floor to be finished in a steel trowel grano finish with a **250mm high monolithic** upwards sloping concave skirting. The finished floor level has to be **85mm** higher than the secured passage.
- 11.2.4 A counter with brick support and steel trowel grano, with a drop in stainless steel prep bowl, has to be constructed in accordance with POL2012/A. See Annexure "A".
- 11.2.5 A concrete bench, similar to those in the cells has to be built against one of the walls. See Annexure "A" and POL2012/B1

11.3 WINDOWS

- 11.3.1 Cell windows and screens according to drawing no. POL2012/W1 to W3 has to be built in as high as possible from finished floor level.
- 11.3.2

11.4. DOORS AND GATES

- 11.4.1 A solid cell door with viewing panel and grill gate combination (as on drawing no. POL2012/D1 to D4) has to be built in, as

entrance to the admission area and secured passage. Door handles on both sides of solid doors. A trellis gate has to be built in as access to the secured lobby. See Annexure "A". When an oil jacketed boiling pot is specified for the kitchen, a wider door and frame to be installed. (See POL2012/D1A).

11.5 ELECTRICAL

- 11.5.1 Vandal proof wall and ceiling lights, as for cells, but without night-lights, are to be used throughout. See Annexure "D".
- 11.5.2 Lights to be fixed out of reach, against the ceiling and never near any element that can serve as a possible foothold. The lights to be a vandal proof fluorescent light without a night-light. See Annexure "A" and "D".
- 11.5.3 A lock-able sub-distribution board is to be installed behind the counter to house the network for the entire cell block. Two plugs and one computer plug must be provided in cell guard office. (Power skirting as per specification.)
- 11.5.4 3 way power skirting to be installed (data cable, IT cable and power point).

11.6 PLUMBING

- 11.6.1 The taps used with the prep bowl have to be robust and vandal proof as far as possible. See POL2012/A.

12. TEMPORARY HOLDING CELL

12.1 GENERAL REQUIREMENTS

- 12.1.1 This room is for the holding of detainees while they are being processed/booked. It should be directly off the admittance area. See Annexure "A".

12.2 GENERAL CONSTRUCTION

- 12.2.1 The side and back walls to be conventional **230mm** brick work walls, with the approved high tensile steel mesh between the skins in the exterior walls. The front face to be manufactured of 16 mm round bar framework, 90mm centre to centre with steel bracing, and a grill gate similar to cells. A concrete ceiling (\pm **3,0m** high) is to be provided over the area, with a conventional roof structure over the slab.
- 12.2.2 Walls to be painted in heavy duty, light coloured oil base coating. Proposed colours: ivory, light grey, etc. Approved undercoat Alkali resistant primer. No Contractors PVA. "See Annexure E"
- 12.2.3 The floor to be finished in a steel trowel grano finish with a

250mm high monolithic upwards sloping concave skirting. The finished floor level has to be **85 mm** higher than the secured passage.

- 12.2.4 A concrete bench, similar to those in the cells, **see Annexure "A"**

12.3 WINDOWS

- 12.3.1 No windows are necessary, as the area is ventilated via the gate.

12.4. DOORS AND GATES

- 12.4.1 A trellis gate (as on drawing no. POL2012/D1 to D4) has to be built in according to Annexure "A". Blank off inside keyhole.

12.5 ELECTRICAL

- 12.5.1 Vandal proof ceiling lights, as for cells, are to be used throughout. See Annexure "D".
- 12.5.2 Lights to be fixed out of reach, against the ceiling and never near any element that can serve as a possible foothold. The lights to be a vandal proof fluorescent light without a night-light. See Annexure "A" and "D".
- 12.5.3 No plugs are needed.

12.6 PLUMBING

- 12.6.1 No plumbing to this area.

13. SECURED SERVICE DUCT

13.1 GENERAL REQUIREMENTS

- 13.1.1 A secured service duct is to be built behind all external windows, to prevent access to the windows and plumbing services. See Annexure "A".

13.2 GENERAL CONSTRUCTION

- 13.2.1 The walls to be conventional **230mm** face brick walls of **±3m** high (height will be dictated by roof height and -overhang), with flush joints. Wall to be built in 3000 mm segments with an expansion joint between sections. A 460mm column to be built on each end of segment.
- 13.2.2 "Mentex 70" steel mesh to be hot dipped galvanised (according to drawing no. POL2012/G1) and to be built in over entire duct area.

- 13.2.3 A concrete apron to be provided around cell block, and extended to the screen wall in the service duct, to serve as a floor for this area.

13.3 WINDOWS

- 13.3.1 No windows are necessary.

13.4. DOORS AND GATES

- 13.4.1 A trellis gate (as on drawing no. POL2012/D1 to D4) has to be built in according to Annexure "A", at one end of the duct.

13.5 ELECTRICAL

- 13.5.1 1 Waterproof (outdoor) plug is needed in the duct.
- 13.5.2 Bulkhead light fitting to be fixed above the trellis gate and linked to the existing external lighting circuit.
One bulkhead light has to be provided between windows at max. **6 metre** centres.

13.6 PLUMBING

- 13.6.1 No plumbing to this area. The main sewerage line from the cell block to be either located inside this duct or just outside it, according to National Building Regulations, with the cleaning eyes, etc. clearly marked.

14. ELECTRICAL GENERAL

- 14.1 The electrical consultant must inspect the condition of the electrical reticulation for compliance with Regulations. Everything found to be non-compliant, to be replaced or repaired under the contract. The contractor has to leave at least **10 lamps** of each type on site after completion of the contract. These are to be handed to the station commissioner for safekeeping.
- 14.2 The external lighting, especially around the cell block, has to be sufficient to ensure a secure environment. The lighting can either be wall-mounted fittings against the cell block, but not positioned as to blind any person doing inspections of the area. Another alternative is to provide conventional post top lighting on powder coated galvanised poles.
- 14.3 Where conduit has to be laid/chased in the walls or slabs (inside cells), a SABS approved PVC conduit has to be used for wiring. Where wiring has to be surface mounted (only allowed in rare circumstances, and only on external surfaces and out of reach of detainees) the type of conduit to be of the galvanised type.

- 14.4 The present bulk electricity supply has to be investigated in terms of consistency of supply, the installation of a new emergency generator needs to be investigated and included under the contract. This generator has to be able to service the essential areas in the station and cell block. (Entire cell block, security/external/passage lights, station commissioner office, entire community service centre, radio room and computer rooms). See Annexure "D". To ensure uniformity nationally, the type and size of generator to be discussed with:
- 14.5 Where needed 3-way power skirtings to be installed (data cable, IT cable and power point).

15. SECURE OFF-LAODING AREA

15.1 GENERAL REQUIREMENTS

The off-loading area must be built on to the cell admittance area under Project Five Star. This area is for save off-loading of detainees before processing and booking take place (see Annexure "A").

15.2 GENERAL CONSTRUCTION

The height of the walls of the secure off-loading to be minimum 3500 mm high x 10500 mm long. The vehicle entrance minimum 3000mm high x 4250 mm wide. The walls to be conventional 230 mm face brick walls with flush joints. (The height closer to the admittance area will be dictated by roof height and overhang) See Annexure A.

- 15.3 The floor to be finished in a steel trowel grano finish. The finished floor level has to be 85 mm lower than the cell admittance area.
- 15.4 "Mentex 70" steel mesh to be hot dipped galvanised (according to drawing No POL2012/G1) and to be built in over the entire off-loading area and to Engineer Specification.
- 15.5 Steel doors to be manufactured to POL2012/D1A.
- 15.6 Vehicle entrance gates to be manufactured to POL2012/D6, position of building and space available will determine if either a sliding gate or swing gates will be used.

16. IDENTIFICATION PARADE ROOM

16.1 GENERAL REQUIREMENTS

This room is to be built on to cell block complex under Project Five Star. It is mainly used for identification purposes.

16.2 GENERAL CONSTRUCTION

- 16.2.1 The walls to be conventional 230mm brick work walls, with the approved high tensile steel mesh between the skins.
- 16.2.2 A concrete ceiling is to be provided over the area with a

conventional roof structure over the slab.

- 16.2.3 1200x600mm acoustic suspended ceilings tiles hung from standard aluminium hangers fixed to concrete slab in only the Control Room and Waiting Rooms. (See DRW IPR/100)
- 16.2.4 To ensure that sound transfer between rooms are eliminated the walls in the Control Room to be clad with 500x500mm Needle-punch Stain proof fibre tiles to total thickness of 6mm laid in accordance with the SABS 0186-2000 fitting code of practice and fixed with an approved acrylic emulsion adhesive.
- 16.2.5 Lighting in Parade Room to be minimum seven (7) times additional intensity to those in the Control Room.
- 16.2.6 All rooms except toilets to be air-conditioned.
(Refer to **DRW IPR/100** for information and typical layout)

16.3 WINDOWS

- 16.3.1 The Viewing Panel to be min. **6000mm x 1300mm aluminium frame**. The underside of the lintol to be **2100mm from FFL**. The Viewing Panel to be positioned in the middle of the wall dividing the Control Room and Parade Room. (See DWG IPR/100)
- 16.3.2 Glazing to be provided in the aluminium Viewing Panel frame to consist of min. 9.5mm one way laminated reflective safety glass (High Impact). Colour of reflective coating to be **silver**.
- 15.3.3 Conventional steel frame windows to be used in toilets. Windows to be fitted with 12mmØ burglar bars. Windows must be positioned as far as practically possible away from each other to prohibit communication between witnesses in toilets.

16.4 DOORS AND GATES

- 16.4.1 Solid steel door to be provided for detainees entering Parade Room from cell block complex. (See DRW POL2012/D1)
- 16.4.2 All other door in ID Parade to be solid timber doors except in toilets. Toilets to receive hollow core timber doors.
- 16.4.3 Door from Control Room entering Parade Room to be a **solid timber door with handle only provided on the Control Room side**.
- 16.4.4 All doors in the Control Room to be clad with 500x500mm Needle-punch Stain proof fibre tiles to total thickness of 6mm laid in accordance with the SABS 0186-2000 fitting code of practice and fixed with an approved acrylic emulsion adhesive.

16.5 ELECTRICAL

- 16.5.1 Two way intercom system to be installed in the Control Room and Parade Room. Position of the system to be similar as indicated in DRW IPR/100.
- 16.5.2 Power points to be provided only in the Control Room and Waiting Rooms, **NO power points to be provided in Parade Room.** (See: DRW: IPR/100)
- 16.5.3 Green and Red indicator lights to be provided in the Waiting Rooms. (See: DRW IPR/100)
- 16.5.4 Please refer to Annexure "D": 'Technical Specification for Luminaries for Cell Block and Police Parade Rooms' for additional information.

16.6 RECORDING EQUIPMENT

- 16.6.1 All electrical recording equipment to be supplied by SAPS and does not form part of the building contract unless otherwise stated in writing.

16.7 PLUMBING

- 16.7.1 All plumbing in the ID Parade Room complex to be conventional plumbing fixtures and fittings to comply with SANS 10400.

17. GENERAL NOTES

- 17.1 Where the suitability of the water supply is suspect, a consultant has to be appointed as a disbursement under the architect's appointment, to do a complete investigation and compile a report about the suitability of the water for human consumption, the water pressure, the lime concentration, the consistency of the water supply, and any other relevant factors. Recommendations have to be made about booster pumps, filtering systems, de-liming systems, etc. (see 2.6.3)
- 17.2 Screen frame to be bolted at least a minimum of 6 brick layers below top edge of wall. The last eight (8) inner brick layers of the 230 mm brick walls at the following areas: cell exercise yards; kitchen yard; cell passage; maintenance passage and off-loading area are to be of solid bricks. If hollow bricks are used, holes must be filled with cement to ensure that mesh screens can be properly installed.
- 17.3 All plumbing and storm water drainage must be inspected by the consultant responsible, and be supplied under the contract. An adequate number of manholes must be provided, to enable easy cleaning, as foreign objects often block the sewerage system.
- 17.4 A **1 metre** wide apron is to be built around the cell block, where possible, but especially where there are entrances to the building.

- 17.5 Should circumstances necessitate it, changes to all or some of the aforementioned requirements will be determined by the surveying team during inspections.
- 17.6 Proposals for **similar approved products or materials** to be submitted to Division: Supply Chain Management, Expert Services, South African Police Service; through the regional office of the Department of Public Works, for evaluation and approval.
- 17.7 The perimeter- or boundary wall adjacent to the cell block has to be built as part of the contract, to ensure strict security of the area around the cell block.
- 17.8 Concrete capping must be provided on all external walls against weather with water drip.
- 17.9 Where there is no concrete roof/ceiling, and it is not possible to install a concrete ceiling, a **3mm thick mild steel plate** has to be fixed, under the existing ceiling. 3mm thick mild steel plate to be welded to steel framework and built into walls, similar to drawing POL2012/G1 (Upgrading of cells only)

THE FINAL DOCUMENTATION HAS TO BE APPROVED AND SIGNED BY SAPS: EXPERT SERVICES, PRIOR TO TENDERS. THIS SECTION HAS TO BE INFORMED OF ALL SITE MEETINGS AND PROGRESS OF THE PROJECT.

- 17.10 Signage also has to be provided under the contract. All exercise yards have to be numbered and named in the passage, namely: Male and Female. All other rooms also have to be named, e.g. Kitchen, Pantry, Visitor's Room, etc. Signage components, like plates, screws, etc. must not be accessible to detainees in the cell yards. **No cell capacity indications allowed.**
- 17.11 For more information on cell blocks or questions on this document, contact:

Expert Services

Division: Supply Chain Management
Private Bag X254
Pretoria
0001

Lt.Col. Dirk Els

(012) 845-8726 (T)
(012) 845-8762 (F)
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elsd@saps.org.za

Capt. Kobus Swart

(012) 349-6068 (T)
(012) 845-8762 (F)
(071) 688-7000 (C)

SwartKobus@saps.gov.za

- 17.12 The abovementioned office has to be kept informed as to **dates for site hand over**, and **ALL** dates for **site meetings**, during the construction phase. **All** site meeting minutes, etc are to be forwarded to the above address and/or fax numbers.
- 17.13 **Initial concept layouts can be faxed to the above numbers for inputs/comments, to enable possible changes to be made at an early stage of the project.**
- 17.14 **All steelwork and door frames to be inspected by Expert Services at manufacturers' premises before galvanizing. (SAPS to supply certificate of approval).**
- 17.15 **Manufacturers of cell windows, using manganese bars and overhead screens for the entire cell complex have to submit certificates from material suppliers stating that correct material used as specified in the 5-Star specification 2012 before payment certificate can be issued.**
- 17.16 **The principal agent and contractor will be held responsible and liable for any deviations and additional costs due to any unapproved deviations from this 5 Star Specification.**
- 17.17 **This 2012 version of the 5 STAR Specification with all attached drawings and annexure's, supersedes the previous 2006 5 STAR Specifications with all drawings and annexure's. The principal agent and contractors must ensure that they work from the latest specifications. The principal agent and contractor will be held responsible and liable for any deviations and additional cost due to work conducted from older specifications.**

**SAPS
5-STAR PROJECT**

PAINT SPECIFICATIONS

UPGRADE OF PAINTED SURFACES

SPECIFICATIONS FOR THE UPGRADE OF PAINTED SURFACES

Cleaning of unsound surfaces - plaster cracks and holes, peeling paint, lichen and algae, dirt and debris, greasy, chalky, and powdery surfaces.

Dirty, greasy surfaces, as well as paint coatings that have chalked, should be washed with a solution of SUGAR SOAP, or a water-soluble degreaser.

Rinse the complete wall surface thoroughly with clean water, removing residues of the cleaning solution and at the same time cleaning off dirt and debris from the walls.

The following conditions may cause poor adhesion of paint:

Moisture within the structure.

Friable or powdery substrate.

Numerous or excessively thick paint coatings.

Plaster cracks.

All loose and flaking paint should be removed down to sound substrate, using a sharp paint scraper and firm hand pressure. It is not necessary to remove well-bonded layers of paint.

Any existing waterproofing membrane must be completely removed.

Chalked and friable filling material must be removed.

It is recommended that crosshatch tests be done on all areas where the adhesion of paint is suspect.

Edges of tightly bonded paint are to be “feathered” with coarse to medium grit sandpaper to smooth them off and provide an even surface. The sanding will also serve to provide a profile.

Opened cracks, as well as all damp areas should be scrubbed with either of the following solutions in order to kill lichen and fungal growth: HTH (chlorine) and water 1 - 4 (20% solution), or JIK (sodium hypochlorite).

Ensure that the cracks are completely saturated, and allow the solution to react for a minimum of four (4) hours.

Rinse the complete wall surface thoroughly with clean water, removing residues of the cleaning solution and at the same time cleaning off dirt and debris from the walls.

The best method of cleaning away debris from walls is by high-pressure water blast - using a rotating nozzle, at a pressure of between 150 to 250 bars.

Filling of unsound surfaces - plaster cracks and holes, as well as the treatment of delaminating plaster.

It is recommended that all existing plaster with extensive crazed cracking be removed and re-plastered. Parapet wall tops between cells should be waterproofed (see below).

Every crack must be opened as follows:

Fine hair cracks (-0,3 mm) may just be sanded lightly.

Medium cracks (+0,3 mm and -2 mm) are to be raked out with a scraper blade.

Large cracks (+2 mm) must be opened out with a carborundum disk in an inverted V-shape to 3 mm or larger.

Medium cracks and holes should be filled with PROFILL, in accordance with the manufacturer's instructions.

Large cracks, as well as cracks occurring at joints or around windows, which are subject to movement, are to be filled with a soft, flexible crack filler, such as PRATLEY FLEXISEAL. Ensure that the FLEXISEAL is forced right inside the crack and filled to the top. An industrial pump-gun may be used for this purpose.

It is recommended that all filling material be removed from joints and replaced with PRATLEY FLEXISEAL, or similar.

VERY LARGE CRACKS may be cleaned and wetted, then filled with a sand/cement mix.

Plaster of which the adhesion is suspect (de-lamination) must be removed down to sound brickwork, and replaced.

Mortar, which is soft and friable, must be scraped out between the bricks and replaced.

Water ingress on parapet wall tops

After all defects have been remedied in accordance with the instructions in this specification, all causes of water ingress must be established and cured. The waterproofing should be done after cleaning and filling; and just before the final finishing coats of paint.

One of the recommended methods of waterproofing is with an approved high build and membrane water proofing system. The system should be taken up, over, and down parapets, and extended 10 cm down the sides. Special care should be taken to work the waterproofing system well into the substrate to prevent capillary reaction (water cohesion), thereby causing water ingress again.

Unsound Concrete

Concrete where carbonating occurs must be chipped away and removed. Ensure that all concrete areas with a negative Ph (less than 12) be removed and repaired.

Damaged and rusted steel reinforcing is to be prepared and painted in accordance with an approved paint supplier specification for structural steel. If left un-remedied, it may lead to further contamination of the concrete.

V-Joints, and medium to large cracks and holes may be filled with a flexible exterior crack filler in accordance with the manufacturer's instructions. We recommend PRATLEY FLEXISEAL - pure acrylic mastic.

Suspected water leaks within the structure or on roofs.

All causes of water ingress and leaks on roofs or within the structure, such as blocked or rusted pipes, must be established and repaired, or replaced. The walls must be allowed to dry out thoroughly - no more than 12% moisture content.

Rising dampness at or near ground level.

Floors in showers, toilets, and kitchens: In order to protect the walls from rising dampness, it is recommended that the floors be given an upwards sloping, concave skirting.

Rising dampness is a common cause of paint failure at or near ground level if the plaster has been continued below ground level, thereby breaching the damp proof course.

A reputable waterproofing specialist should remedy the problem in accordance with approved waterproofing methods. Alternatively, the following reasonably simple method may be used to remedy the situation:

Using an angle grinder, cut a slot through the plaster as near to ground/paving level as possible, the entire length of the wall (the width of a masonry disc is sufficient), until red brick dust is noticed.

Blow out all dust and debris, and fill the slot with PRATLEY FLEXISEAL, or similar product, flush with surrounding plaster.

Allow to dry/cure thoroughly. This acts as a second damp proof course and should prevent further problems.

Below the slot, remove all the paint and coat with a RUBBERISED WATERPROOFER.

Above the slot, remove all paint and efflorescence and allow the wall to dry out thoroughly. Fill any cracks or holes in the bare plaster with PROFILL, or similar product, and allow to dry/cure. Finish with the required coating system.

Efflorescence and lime bloom.

Efflorescence and lime bloom are a result of water within the structure, dissolving salts and lime, then evaporating and leaving a white deposit on the surface.

It should be brushed down and wiped with a dampened (not wet) sponge. The brushing/wiping must be repeated as often as the deposits appear.

Painting must not commence until efflorescence has ceased.

Repainting of damaged painted surfaces

Where newly painted walls have been damaged, the same principle applies as for the redecoration of existing surfaces - *any patching must be done from corner to corner.*

Where patching is done on a wall, there will be a colour difference due to the extra depth of colour on that one spot.

The patch will also stand slightly proud on the walls, which will result in an uneven appearance, from which the light reflectance will differ.

Touch-ups and patching are usually done with a brush and these brush marks will contribute to the difference in appearance, against a background where a roller was previously used.

The effect of spot-patching are usually done with a brush and these brush marks will contribute to the difference in appearance, against a background where a roller was previously used.

"E"

Before painting can commence, every problem must be remedied in strict accordance of the Paint Supplier specifications, after which the surfaces must be allowed to dry out thoroughly - the moisture content should not exceed 12%.

Apply COAT 1 as a patch primer (alkali resistant primer) taking special care to seal bare and repaired substrate areas. COAT 1 may be thinned up to 15% with mineral turpentine to aid absorption.

Finish with COATS 2 and 3 to achieve a closed film and solid colour.

“ANNEXURE F”

EXTERIOR AND INTERIOR MILD STEEL DOORFRAMES, WINDOW FRAMES, MESH GRILLES

Inspect surface thoroughly. Use paint remover, scraping or other suitable means to remove all loose and defective paint.

All corrosion products must be removed from the bare steel. Rusted areas may be wire-brushed, chipped or sanded until a bright metal condition is achieved.

Edges of tightly bonded paint are to be “feathered” with sandpaper to smooth them off and provide an even surface. The sanding will also serve to provide a profile.

Clean bare steel patches with a solvent wash (rags dipped in lacquer thinner). Change rags frequently.

NB: A rust remover may be used on areas where hand cleaning is ineffective.

To clean, rust-free steel areas, apply COAT 1 as a patch primer, and allow overnight drying.

Apply COAT 2 as an overall undercoat to the whole surface, and allow overnight drying. COAT 2 may be used to build-up flaked patches.

Finish with COATS 3 AND 4, to achieve a closed film and solid colour.

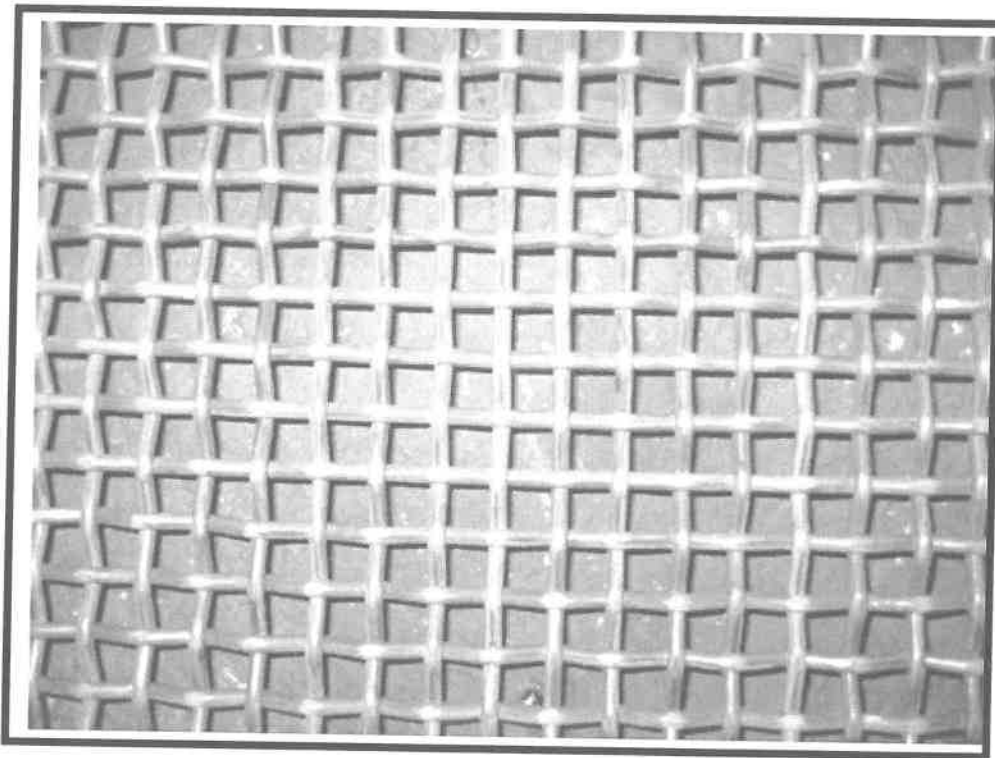
The spreading rate per square metre per litre is approximate only as it may be influenced by profile, texture or porous surfaces.

	<u>COATING SYSTEM</u>
COAT 1 Patching	APPROVED PAINT SUPPLIER SPECIFICATION PRIMER FOR STEEL
COAT 2	UNIVERSAL UNDERCOAT
COAT 3	GLOSS ENAMEL
COAT 4	GLOSS ENAMEL

Annexure G

Galvanised Carbon Hardened Woven Steel Mesh

- Mesh Aperture : 10.00 mm x 10.00 mm
- Wire Diameter : 4.80 mm
- Coating : High Carbon (Spring Steel)
Hot Dipped Galvanised SABS 763
(Before weaving) ISO 1461
- Weave Type : SW
- Company : Screenex wire Weaving Manufacturers
- Assist. Sales Manager : Basil Shelver
- Tel number : (011) 864 2773
- Fax number : (011) 864 6800

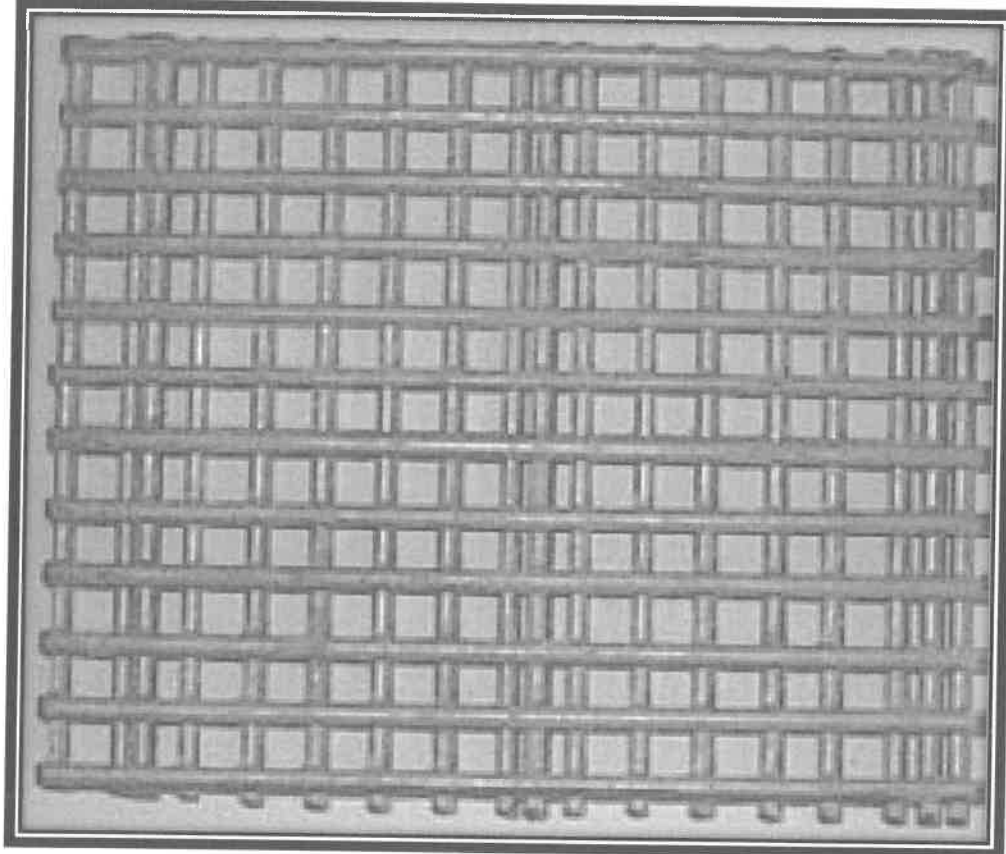


N.T.S.

Annexure H

358 Betafence Doubleskin (Zincalu) Welded Mesh

- Mesh Aperture : 8.70 mm x 8.70 mm (Inner)
- Wire Diameter : 4.00 mm Horizontal
- Coating : Zincalu coated in accordance to SANS 10244-2
- Company : Betafence
- Sales Consultant : Johan Goosen
- Cell number : 082 560 5656
- Tel number : 021 868 7300
- Fax Number : 021 868 7301



N.T.S.

WORK INSTRUCTION

IB BETAFENCE

TOUCH-UP OF HOT DIPPED GALVANIZING/ZINCALU	Wi : 8.3.7
	Page : 1 of 1
	Date : 05 July 2012

This instruction is applicable to all hot dipped galvanized and zincalu products.

This practise does not intend to preclude any practice that has proven equal or even better performance under varying conditions as weather, rain and sun.

1. INSTRUCTION

When any damages or uncoated areas are found the following instruction is applicable:

- * The affected area must be cleaned by means of a wire brush, sand paper or file to ensure the area is smooth and free from rust or any other contamination.
- * Before touch up ensure to check the technical data sheet of the coating supplier and apply in accordance with his guidelines.
- * Bright, un-galvanized surfaces must be covered with Zinga Spray or Spanjaard – Cold Zinc Galv Spray.
- * Shake can to free agitator balls before commencing with touch up.
- * Apply the coating by spraying evenly 20cm from surface.
- * Apply four (4) coats for the best protection - the thickness should be about 100µm or as specified by the paint supplier.
- * Allow drying time between coats.
- * If it is require to enhance the touched up area aesthetically, spray a thin layer of silver lacquer spray for a more shinny finish

2. REMARKS

Betafence guarantees the quality of the touch ups if "Betafence approved paint" is used and applied in accordance with the directives of the paint supplier. Betafence cannot take any responsibility if any other paint is used, or approved paint is not applied as specified.

For internal use BETAFENCE only

Compiled by: A Venter

Approved by: G Wegener

Off line printed copy is uncontrolled. Check BFS\U:\drive\company data (\bfs\server)

**FUNCTIONAL REQUIREMENTS & SPECIFICATION
FOR SAPS CELLS HEATPUMPS**

**SOUTH AFRICAN POLICE SERVICE
NATIONAL**

OCTOBER 2011

INDEX

ITEM	DESCRIPTION	PAGE
1	INTRODUCTION	3
2	INSTALLATION SPECIFICATION	3
3	HEATPUMP SPECIFICATION	3

1. INTRODUCTION

The purpose of this specification is to provide the requirements, in terms of supply and installation, of hot water geysers and heatpumps for new premises holding cells.

2. INSTALLATION SPECIFICATION

The holding cell hot water system will consist of a 5kW heatpump and 200 liter geyser, installed in the service passage. The geyser will be installed with the hot water outlet at an equal height as the through wall hole to the dispensing unit. The heatpump will be installed with the hot water outlet at a height equal to the inlet of the geyser. The hot water outlet of the geyser shall be not further away than 1 meter from the through wall hole to the dispensing unit.

The geyser will be wall mounted with wall mounting brackets specifically designed for wall mounting of the specified geyser. The geyser will be fully wrapped with a geyser blanket of the correct size and will be specifically designed for the intended purpose of hot water geyser isolation.

The heatpump will be wall mounted with wall mounting brackets specifically designed for wall mounting of the specified heatpump and be correctly rated for the weight of the unit.

The electrical supply of the heatpump will be obtained from the normal power section of the main distribution board of the facility. A 20A 1-pole circuit breaker with prospective fault current rating equal or above the distribution board fault current rating will be installed in the distribution board. The mounting interface of the circuit breaker will be the same as that of the distribution board. No mounting adapters will be allowed for the mounting of the circuit breaker.

In the event of the electrical distribution being of three phase type the installation of the heatpump will include load balancing of the electrical load.

The supply wiring from the distribution board to the heat pump isolator shall be made of 6mm² PVC insulated (general purpose house wire) or 6mm² twin plus earth surfix wiring. Both types of wiring will be installed along the complete route, from distribution to heatpump isolator, in a 20mm diameter galvanised conduit route mounted on galvanised raised saddles, elbows, draw boxes and conduit ends. PVC conduit routes installed within brick walls, concrete walls and slabs will be permissible. No cable joints will be allowed.

A 30A 2-pole isolator will be wall mounted within 1 meter from the heatpump unit and at the opposite side of the heatpump as the geyser unit. The isolator will be mounted within a weather proof enclosure with sliding lid.

The heatpump unit must be earthed to the earth bar within the electrical distribution board.

The Certificate of Compliance (COC) for the premises will include the electrical installation made for the heatpump system. If the heatpump system installation is made as a separate installation a COC must be issued separately for the complete electrical installation of the heatpump system.

All water piping that forms part of the installation shall be insulated for heat loss using only insulation material specifically designed for the intended purpose. The return cycle water pipe between the geyser and heatpump will also be fully insulated.

The installation shall comprise a fully functional installation consisting of all items as required for the successful operation of the system. The exclusion of any material and/or the installation thereof shall render the system incomplete and be for the account of the installer.

The electrical installation shall be made in accordance to SANS 10142, National Building Regulations and this specification.

On the date of first delivery inspection the contractor must have two handover files available, containing the following documentation:

- Certificate of compliance
- Equipment manuals
- Contractor company profile including all contact details
- As built drawings

3. HEATPUMP SPECIFICATION

ITEM	MIN /MAX	UNIT	SPECIFICATION
Cycle			Split Cycle Heating
Heating Capacity	Minimum	kW	5.0
Rated Power Input	Maximum	kW	1.29
Power Input	Maximum	kW	1.75
Power Supply		Voltage	220 - 240
		Phase	Single
		Hz	50
Recovery Period (250 Liter Water Tank Capacity)	Maximum	Hours / Minutes	2 Hours 4 Minutes
Hot Water Yield	Minimum	m ³ / Hour	0.11
Water Outlet Temperature		°C	50°C (Default), Adjustable Between 40°C to 55°C
Diameter, Water Inlet Pipe		mm	DN15
Diameter, Water Outlet Pipe		mm	DN15
Refrigerant		mm	R410a / R407
Rated for Water Tank Capacity	Minimum	L	250
Net Dimensions (Width x Height x Depth)		mm	790x736x260
Net Weight / Gross Weight		kg	62 / 66
Noise Level	Maximum	dB(A)	55

SAPS EXPERT SERVICES

TECHNICAL SPECIFICATION FOR LUMINAIRES FOR CELL BLOCK AND POLICE ID PARADE ROOMS ONLY

ADDENDUM D



**VERSION:- 1.1
UPDATED:- DEC 2011**

TECHNICAL SPECIFICATION MM01-11:- **ROUGHGUARD POLICE HOLDING CELL LUMINAIRE.**

ADDENDUM D

VANDAL-PROOF FLUORESCENT LUMINAIRE FOR USE IN HOSTILE AND VANDAL-PRONE ENVIRONMENTS.

The luminaire shall consist of a rigid high pressure die cast marine grade aluminium body with a robust, one-piece injection moulded clear polycarbonate, vandal proof diffuser. The diffuser shall have a smooth outer surface and be designed to provide sufficient upward light distribution to illuminate the ceiling, thus providing adequate light for searching of the holding cell. The luminaire shall be designed to operate 14/28/35/54W T5 linear fluorescent lamps. As an option the luminaire can be supplied with 3*1 Watt LED's to serve as a nightlight.

The luminaire shall bear the SANS 60598-2-1 safety mark.

The luminaire shall have a degree of protection that complies with SANS 60598-1:

Lamp compartment: IP65. The IP rating shall be certified by a SANS Test Report.

The luminaire shall have no dust collecting edges and it shall not be possible to manually grip the luminaire once mounted. A minimum of mounting studs shall be provided for mounting the luminaire. A cable entry of 20mm shall be provided in centre of the body. There shall be no sharp edges or corners along any accessible surfaces of the luminaire.

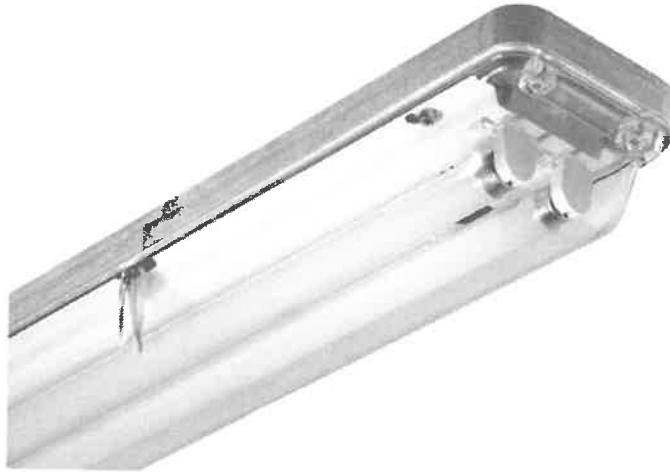
The vandal-proof diffuser shall be secured to the aluminium body by means of 6 (six) tamper-proof (TPS/MJM/M6) Stainless Steel Allen Cap Screws. A silicone sponge gasket shall ensure reliable IP65 rating, as certified.

The removable gear tray shall be manufactured from 0.7mm mild steel, powder coated white to optimise luminaire efficiency. All paint finishes shall be done in accordance with the SANS 1274 Standard. All holes and cut-outs on the gear tray shall be done prior to powder coating. All control gear components shall be mounted on the gear tray. The gear tray can be removed by loosening four Allen Cap screws in keyhole slots, which allow the gear tray to be relieved into a suspended position, ensuring ease of maintenance.

All electronic control gear components shall be removable and bear the relevant SABS mark. All screws, bolts and metal parts shall be stainless steel or non-corrosive material. Mains connections shall be by means of a suitable screw terminal block with a wire clamping contact. All internal wiring to the lampholders or LED's shall be hidden behind the gear tray and not be visible through the diffuser. The luminaire shall be power factor corrected to a minimum of 0,9.

The luminaire must be able to withstand an ambient temperature of at least 45 deg C, without resulting in any electrical or mechanical components exceeding its maximum allowed operating temperature. Certified proof from an authorized testing facility shall be available on request.

TECHNICAL SPECIFICATION MM01-11:-
ROUGHGUARD POLICE HOLDING CELL LUMINAIRE.



Picture for Illustration Purposes ONLY

TECHNICAL SPECIFICATION MM05-11:- DECORATIVE RND LED BULKHEAD FOR GENERAL LIGHTING AROUND POLICE STATIONS.

ADDENDUM D

DESIGNED FOR DECORATIVE AND EFFICIENT BULKHEAD LIGHTING IN VANDAL-PRONE INDOOR OR OUTDOOR APPLICATIONS.

The luminaire shall consist of a high pressure die cast aluminium base and trim ring, and an opal high impact acrylic diffuser. It shall be designed to operate 6* High Power LEDs driven at 700mA.

The luminaire shall bear the SANS 60598-1 safety mark.

The luminaire shall have a degree of protection that complies with SANS 60598-2-1:

Lamp compartment: IP65

The IP rating shall be certified by a SABS test report.

All base castings shall be manufactured from high pressure die cast aluminium, finished both outside and inside in white epoxy powder coating for added protection and reflectivity. It shall be simple to install due to four mounting holes provided outside the lamp compartment through lugs that form part of the base casting. The trim ring casting shall be mounted onto the base casting by 4 stainless steel M5 Allen head screws, located outside the lamp compartment. These screws can be supplied in the Tamper-proof type (TPS/MM/M5) as well as the fixing holes can be supplied with stainless steel helicoil inserts on request.

An opal non-discolouring high impact acrylic injection moulded diffuser shall be used throughout the range. It shall offer excellent vandal resistance, be highly translucent and shall not discolour even when subjected to the harshest UV environments. A silicon sponge gasket shall be fitted into a special groove in the diffuser to prevent damage to the gasket during installation and to achieve the certified ingress protection rating of IP65. The lamp compartment shall be permanently sealed to the base casting

The trim ring casting shall be manufactured from high pressure die cast aluminium and shall be finished in a special multi-stage epoxy powder surface coating.

The control gear shall be mounted directly onto the base casting, ensuring cool operation. It shall be suitable for operation with the specified rating of the lamp on a 230V +3%/-10% 50Hz single phase system. All inter-connecting wiring shall be Teflon[®] insulated with protective sleeving to prevent damage by possible abrasion. All external screws, bolts and metals shall be stainless steel or non-corrosive material. Mains connections shall be by means of a suitable screw terminal block with a wire clamping contact. The luminaire shall be power factor corrected to a minimum of 0.9. In the LED version, the diffuser shall be permanently sealed by means of silicon to the aluminium base and shall be supplied with a 300mm supply lead. The LED's and control gear are designed to ensure a maintenance-free operation of no less than 50 000 hrs. The control gear shall incorporate an automatic reversible over temperature protection. The unit shall be EMC compliant to the EN55015 and EN61347-1 standard. And conform to IEC 61347-2-13, IEC 62384, IEC 61000-3-2, IEC 61000-3-3, and IEC 61547.

**TECHNICAL SPECIFICATION MM05-11:-
DECORATIVE RND LED BULKHEAD FOR GENERAL
LIGHTING AROUND POLICE STATIONS.**

ADDENDUM D

In terms of a LED version, the LEDs have to provide a light of a neutral colour temperature (4,500K). A report from the LED vendor, for LED's used in the luminaire, shall be submitted, which shall include the following documentary evidence:

- Measured LED junction temperature for a given test condition and extrapolated for an ambient temperature of 35°C.
- LED drive current.
- LED manufacturer data that clearly correlates LED junction temperature and LED drive current to lumen maintenance.
- The LED datasheets, indicating the Byy, Lxx data, as provided by the LED manufacturer.



PICTURES FOR ILLUSTRATION PURPOSES ONLY

TECHNICAL SPECIFICATION MM07-11:- VANDAL RESISTANT RND LED BULKHEAD FOR EXERCISE YARDS IN CELL BLOCKS.

ADDENDUM D

DESIGNED FOR DECORATIVE AND EFFICIENT BULKHEAD LIGHTING IN VANDAL-PRONE INDOOR OR OUTDOOR APPLICATIONS.

The luminaire shall consist of a high pressure die cast aluminium base and trim ring, and an opal high impact acrylic diffuser. It shall be designed to operate 6* High Power LEDs driven at 700mA.

The luminaire shall bear the SANS 60598-1 safety mark.

The luminaire shall have a degree of protection that complies with SANS 60598-2-1:

Lamp compartment: IP65

The IP rating shall be certified by a SABS test report.

All base castings shall be manufactured from high pressure die cast aluminium, finished both outside and inside in white epoxy powder coating for added protection and reflectivity. It shall be simple to install due to four mounting holes provided outside the lamp compartment through lugs that form part of the base casting. The trim ring casting shall be mounted onto the base casting by 4 stainless steel M5 Allen head screws, located outside the lamp compartment. These screws can be supplied in the Tamper-proof type (TPS/MM/M5) as well as the fixing holes can be supplied with stainless steel helicoil inserts on request.

An opal non-discolouring high impact acrylic injection moulded diffuser shall be used throughout the range. It shall offer excellent vandal resistance, be highly translucent and shall not discolour even when subjected to the harshest UV environments. A silicon sponge gasket shall be fitted into a special groove in the diffuser to prevent damage to the gasket during installation and to achieve the certified ingress protection rating of IP65. The lamp compartment shall be permanently sealed to the base casting

The trim ring casting shall be manufactured from high pressure die cast aluminium and shall be finished in a special multi-stage epoxy powder surface coating.

The control gear shall be mounted directly onto the base casting, ensuring cool operation. It shall be suitable for operation with the specified rating of the lamp on a 230V +3%/-10% 50Hz single phase system. All inter-connecting wiring shall be Teflon[®] insulated with protective sleeving to prevent damage by possible abrasion. All external screws, bolts and metals shall be stainless steel or non-corrosive material. Mains connections shall be by means of a suitable screw terminal block with a wire clamping contact. The luminaire shall be power factor corrected to a minimum of 0.9. In the LED version, the diffuser shall be permanently sealed by means of silicon to the aluminium base and shall be supplied with a 300mm supply lead. The LED's and control gear are designed to ensure a maintenance-free operation of no less than 50 000 hrs. The control gear shall incorporate an automatic reversible over temperature protection. The unit shall be EMC compliant to the EN55015 and EN61347-1 standard. And conform to IEC 61347-2-13, IEC 62384, IEC 61000-3-2, IEC 61000-3-3, and IEC 61547.

TECHNICAL SPECIFICATION MM07-11:- VANDAL RESISTANT RND LED BULKHEAD FOR EXERCISE YARDS IN CELL BLOCKS.

ADDENDUM D

In terms of a LED version, the LEDs have to provide a light of a neutral colour temperature (4,500K). A report from the LED vendor, for LED's used in the luminaire, shall be submitted, which shall include the following documentary evidence:

- Measured LED junction temperature for a given test condition and extrapolated for an ambient temperature of 35°C.
- LED drive current.
- LED manufacturer data that clearly correlates LED junction temperature and LED drive current to lumen maintenance.
- The LED datasheets, indicating the Byy, Lxx data, as provided by the LED manufacturer.



PICTURES FOR ILLUSTRATION PURPOSES ONLY

TECHNICAL SPECIFICATION MM09.1-11:- LED WALL WASHER LUMINAIRE LED BEAM 1200 FOR POLICE ID PARADE ROOMS(OPTION 1)

ADDENDUM D

DESIGNED FOR DECORATIVE IDENTIFICATION AND FAÇADE LIGHTING APPLICATIONS IN INDOOR AND OUTDOOR ENVIRONMENTS

The luminaire shall consist of an aluminium extrusion body and die-cast aluminium end-caps creating the best thermal environment for LEDs. Cable entry shall be available in different positions.

SANS 60598-2-5 safety mark.

IP66 in compliance with SANS 60598-2-5.

The IP-rating is certified by an SABS test report.

*The LED Package Shall be 48w 24*2 – 3840 lumen*

Luminaire body shall be 1200mm in length.

The luminaire housing shall be robustly constructed, weather proof, hail proof, corrosion proof and vandal resistant. It shall be manufactured from corrosion-resistant aluminium. A silicon gasket, between the flush-mounted PMMA front cover and housing, shall ensure the sealing of the luminaire. The gasket sealing shall be made to match the extended lifetime of the LEDs (50 000 hours).

The LED's shall have a minimum 50 000hrs lifetime. Effective high-power OSRAM LED, 4500K at a colour rendering index >85.

The incorporated lens system shall be available in Narrow Beam, Middle Beam, Wide Beam and Elliptical Beam.

The LED drivers shall be incorporated in the luminaire housing and powered with 24V DC. An optional external power supply for operation on a 230V ±10% 50 Hz single-phase system shall be located in an external compartment due to thermal and maintenance reasons. Optional DMX or DALI dimming (0%-100%) can be incorporated into the external control gear compartment. The luminaire shall be linearly dimmable to achieve the required 1:7 dimming ratio.

The luminaire shall be supplied with an adjustable mounting bracket to ensure that the correct distribution angle can be achieved on site.



PICTURES ARE FOR ILLUSTRATION PURPOSES ONLY

TECHNICAL SPECIFICATION MM09.2-11:-
ADJUSTABLE DSR FLOURESCENT WALL WASHER
LUMINAIRE FOR POLICE ID PARADE ROOMS
(OPTION 2)

ADDENDUM D

**DESIGNED FOR FLUORESCENT LIGHTING IN ID PARADE ROOMS WHERE
ADJUSTABLE LINEAR LIGHTING IS REQUIRED.**

The luminaire shall consist of an injection-moulded, flame-retardant GRP body and lid with clip in lamp holders for both single and double lamp versions. It shall be designed to operate fluorescent lamps up to 1*58W.

The luminaire shall bear the SANS 60598-2-1 safety mark.

The luminaire shall have a degree of protection that complies with SANS 60598-2-1:

Lamp compartment: IP65

Body: IP65

The body shall be manufactured from injection-moulded, flame-retardant glass fibre reinforced polyester and shall be provided with a knockout facility at each end, making it suitable for surface wiring. Four plastic bolts shall be clipped into the body onto which the lid screws tight. A silicon sponge gasket shall be fitted into a groove arrangement on the body. For mounting, two holes shall be provided in the base of the body.

The lid shall be manufactured from the same material as the body and shall be designed in such a way that it can accommodate the applicable control gear for the various lamp wattages. The lid shall be screwed down onto the body by four GRP wingnut shaped fasteners that screw into the stainless steel bolts provided in the body. External access to the starter shall be achieved by removing a screw cap cover. Two rectangular shaped holes shall be provided on the lid to accommodate the clip-in lamp holders, which shall be provided with gaskets to ensure the integrity of the IP rating.

The DIMMABLE ELECTRONIC ballast shall be mounted directly onto bosses provided on the lid, The Dimmable ECG shall ensure that the required 7:1 ration between both rooms can be achieved. All control gear components shall be removable and shall bear the relevant SABS mark. Mains connections shall be by means of a suitable screw terminal block with a wire clamping contact. The luminaire shall be power factor corrected to a minimum of 0,9

The luminaire shall be equipped with an adjustable enclosed DSR reflector system. This reflector shall be manufactured of polycarbonate and be vacuum metalised in the inside to provide even, clear illumination.

TECHNICAL SPECIFICATION MM09.2-11:-
ADJUSTABLE DSR FLOURESCENT WALL WASHER
LUMINAIRE FOR POLICE ID PARADE ROOMS
(OPTION 2)



TECHNICAL SPECIFICATION MM10-11:- DECORATIVE RND LED BULKHEAD LUMINAIRE FOR STAFF AND PUBLIC TOILETS IN POLICE STATIONS.

ADDENDUM D

DESIGNED FOR DECORATIVE AND EFFICIENT BULKHEAD LIGHTING IN VANDAL-PRONE INDOOR OR OUTDOOR APPLICATIONS.

The luminaire shall consist of a high pressure die cast aluminium base and trim ring, and an opal high impact acrylic diffuser. It shall be designed to operate 6* High Power LEDs driven at 700mA.

The luminaire shall bear the SANS 60598-1 safety mark.

The luminaire shall have a degree of protection that complies with SANS 60598-2-1:

Lamp compartment: IP65

The IP rating shall be certified by a SABS test report.

All base castings shall be manufactured from high pressure die cast aluminium, finished both outside and inside in white epoxy powder coating for added protection and reflectivity. It shall be simple to install due to four mounting holes provided outside the lamp compartment through lugs that form part of the base casting. The trim ring casting shall be mounted onto the base casting by 4 stainless steel M5 Allen head screws, located outside the lamp compartment. These screws can be supplied in the Tamper-proof type (TPS/MM/M5) as well as the fixing holes can be supplied with stainless steel helicoil inserts on request.

An opal non-discolouring high impact acrylic injection moulded diffuser shall be used throughout the range. It shall offer excellent vandal resistance, be highly translucent and shall not discolour even when subjected to the harshest UV environments. A silicon sponge gasket shall be fitted into a special groove in the diffuser to prevent damage to the gasket during installation and to achieve the certified ingress protection rating of IP65. The lamp compartment shall be permanently sealed to the base casting

The trim ring casting shall be manufactured from high pressure die cast aluminium and shall be finished in a special multi-stage epoxy powder surface coating.

The control gear shall be mounted directly onto the base casting, ensuring cool operation. It shall be suitable for operation with the specified rating of the lamp on a 230V +3%/-10% 50Hz single phase system. All inter-connecting wiring shall be Teflon[®] insulated with protective sleeving to prevent damage by possible abrasion. All external screws, bolts and metals shall be stainless steel or non-corrosive material. Mains connections shall be by means of a suitable screw terminal block with a wire clamping contact. The luminaire shall be power factor corrected to a minimum of 0.9. In the LED version, the diffuser shall be permanently sealed by means of silicon to the aluminium base and shall be supplied with a 300mm supply lead. The LED's and control gear are designed to ensure a maintenance-free operation of no less than 50 000 hrs. The control gear shall incorporate an automatic reversible over temperature protection. The unit shall be EMC compliant to the EN55015 and EN61347-1 standard. And conform to IEC 61347-2-13, IEC 62384, IEC 61000-3-2, IEC 61000-3-3, and IEC 61547.

**TECHNICAL SPECIFICATION MM10-11:-
DECORATIVE RND LED BULKHEAD LUMINAIRE FOR
STAFF AND PUBLIC TOILETS IN POLICE STATIONS.**

ADDENDUM D

In terms of a LED version, the LEDs have to provide a light of a neutral colour temperature (4,500K). A report from the LED vendor, for LED's used in the luminaire, shall be submitted, which shall include the following documentary evidence:

- Measured LED junction temperature for a given test condition and extrapolated for an ambient temperature of 35°C.
- LED drive current.
- LED manufacturer data that clearly correlates LED junction temperature and LED drive current to lumen maintenance.
- The LED datasheets, indicating the Byy, Lxx data, as provided by the LED manufacturer.



PICTURES FOR ILLUSTRATION PURPOSES ONLY

TECHNICAL SPECIFICATION MM11-11:- CIRCULAR RECESSED CFL DOWNLIGHTER FOR OFFICES AND PASSAGES IN POLICE STATIONS.(OPTION1)

ADDENDUM D

DESIGNED FOR DECORATIVE LIGHTING APPLICATIONS IN MODERN OR HI-TECH ENVIRONMENTS

The luminaire shall consist of a pressed metal ceiling trim, reflector, ceiling brackets and reinforced luminaire frame supporting the lamp holder and enclosed control gear. It shall be designed to operate incandescent lamps up to 100W and compact fluorescent lamps in the Dulux S range and Dulux D range up to 2x26W. The easy-fixing ceiling brackets shall be made of spring steel to ensure rigid and positive mounting in the ceiling, eliminating any sagging of the luminaire. The ceiling trim shall be manufactured from pressed metal for rigidity which shall be iron phosphated against rust before finally being coated with a pigmented UV blocking hybrid polyester powder and thereafter oven baked at 210°C.

The luminaire shall bear the SANS 60598-2-1 safety mark.

HORIZONTAL LAMP POSITION

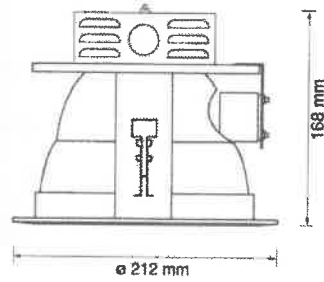
The RONDO-H shall be designed for lamps used in the horizontal position. The 99.9% pure aluminium reflector shall be made from pressed grade 1050 aluminium alloy. The surface finish of the reflector shall be achieved by a vacuumed metalised coating with a thickness of 30-40 microns. The reflector shall be finished in a diamond faceted and orange peel appearance to give a superior photometric distribution with high spacing to mounting height ratios and low glare ratings.

VERTICAL LAMP POSITION

The RONDO-V shall be designed for lamps used in the vertical position. The 99.9% pure aluminium reflector shall be made from pressed grade 1050 aluminium alloy. The surface finish of the reflector shall be achieved by a vacuumed metalised coating with a thickness of 30-40 microns. The reflector shall be finished in a striped and dot pattern with a sand blast appearance to give a superior photometric distribution with high spacing to mounting height ratios and low glare ratings.

The lamp holder shall comply with VC 8011 as well as VDE and IEC standards. The control gear shall be integral. The luminaire shall be available in either an electro-magnetic ballast or electronic control gear. It shall be suitable for operation with the specified rating of the lamp on a 230V +3%/-10% 50Hz single phase system. All internal wiring shall be Teflon® coated with protective sleeving to prevent damage by possible abrasion. All screws, bolts, nuts and metal parts shall be stainless steel or of non-corrosive material. Mains connections shall be by means of a suitable screw terminal block. The downlight shall be supplied with 6Amp plug-top on 3m cable. The luminaire shall be power factor corrected to a minimum of 0,9.

**TECHNICAL SPECIFICATION MM11-11:- CIRCULAR
RECESSED CFL DOWNLIGHTER FOR OFFICES AND
PASSAGES IN POLICE STATIONS.(OPTION1)**
ADDENDUM D



190 mm

TECHNICAL SPECIFICATION MM14-11:- **EMERGENCY LED EXIT SIGNAGE LUMINAIRES FOR** **POLICE STATIONS**

ADDENDUM D

DESIGNED FOR EMERGENCY LED SIGNAGE.

Synthetic housing shall be manufactured to EN 60598-1 and EN 60695-2-10 (850°C). Array of 20/40 high-brightness LEDs, shall provide excellent uniformity. Multiple circuits shall result in no single point of failure. The NiMH battery shall have no memory effect, and shall contain no Cadmium and shall have double the capacity of NiCad batteries.

The LISU range shall be built to EN 60598-2-22 standards and shall comply with EN 1838 standards:

EN 60598-1

EN 60695-2-10

- LISU

Single-sided wall mounted

(Integrated clip-on wall mount plate with plug-in terminal block.)

- LISU-B

Double-sided pennant mounting

(Integrated wall mount plate with plug-in terminal block.)

- LISU-AD

Double-sided ceiling mounted

(Integrated wall mount plate with plug-in terminal block.)

- LISU-S

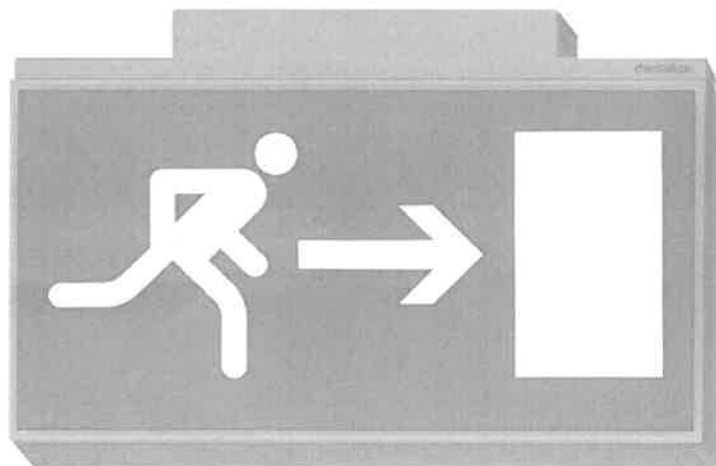
Double-sided ceiling suspended

(Incorporated 30cm single suspension rod with ceiling cup and two terminal blocks.)

Emergency duration shall be 1 or 3 hours.

Emergency Lumen Output:

Single: 60 lm Double: 110Lm



TECHNICAL SPECIFICATION MM15-11:- ROUGHGUARD POLICE VISITING AREA LUMINAIRE.

ADDENDUM D

VANDAL-PROOF FLUORESCENT LUMINAIRE FOR USE IN HOSTILE AND VANDAL-PRONE ENVIRONMENTS.

The luminaire shall consist of a rigid high pressure die cast marine grade aluminium body with a robust, one-piece injection moulded clear polycarbonate, vandal proof diffuser. The diffuser shall have a smooth outer surface and be designed to provide sufficient upward light distribution to illuminate the ceiling, thus providing adequate light for searching of the holding cell. The luminaire shall be designed to operate 14 T5 linear fluorescent lamps. As an option the luminaire can be supplied with 3*1 Watt LED's to serve as a nightlight.

The luminaire shall bear the SANS 60598-2-1 safety mark.

The luminaire shall have a degree of protection that complies with SANS 60598-1:

Lamp compartment: IP65. The IP rating shall be certified by a SANS Test Report.

The luminaire shall have no dust collecting edges and it shall not be possible to manually grip the luminaire once mounted. A minimum of mounting studs shall be provided for mounting the luminaire. A cable entry of 20mm shall be provided in centre of the body. There shall be no sharp edges or corners along any accessible surfaces of the luminaire.

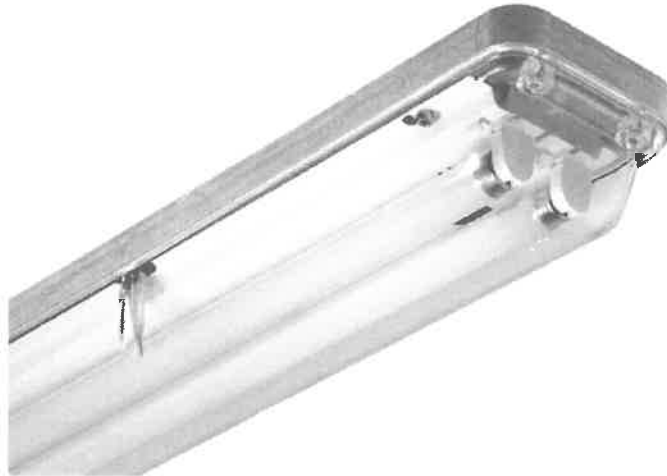
The vandal-proof diffuser shall be secured to the aluminium body by means of 6 (six) tamper-proof (TPS/MJM/M6) Stainless Steel Allen Cap Screws. A silicone sponge gasket shall ensure reliable IP65 rating, as certified.

The removable gear tray shall be manufactured from 0.7mm mild steel, powder coated white to optimise luminaire efficiency. All paint finishes shall be done in accordance with the SANS 1274 Standard. All holes and cut-outs on the gear tray shall be done prior to powder coating. All control gear components shall be mounted on the gear tray. The gear tray can be removed by loosening four Allen Cap screws in keyhole slots, which allow the gear tray to be relieved into a suspended position, ensuring ease of maintenance.

All electronic control gear components shall be removable and bear the relevant SABS mark. All screws, bolts and metal parts shall be stainless steel or non-corrosive material. Mains connections shall be by means of a suitable screw terminal block with a wire clamping contact. All internal wiring to the lampholders or LED's shall be hidden behind the gear tray and not be visible through the diffuser. The luminaire shall be power factor corrected to a minimum of 0,9.

The luminaire must be able to withstand an ambient temperature of at least 45 deg C, without resulting in any electrical or mechanical components exceeding its maximum allowed operating temperature. Certified proof from an authorized testing facility shall be available on request.

TECHNICAL SPECIFICATION MM15-11:-
ROUGHGUARD POLICE VISITING AREA LUMINAIRE.



Picture for Illustration Purposes ONLY

TECHNICAL SPECIFICATION MM16-11:- VANDAL-RESISTANT LED BULKHEAD FOR POLICE SERVICE DUCTS AND STORE ROOMS.

ADDENDUM D

DESIGNED FOR INDUSTRIAL AND PUBLIC LIGHTING APPLICATIONS WHERE EFFICIENCY, VANDAL RESISTANCE AND MECHANICAL RELIABILITY ARE ESSENTIAL.

The luminaire shall consist of a high pressure die cast aluminium body and a structured clear high impact acrylic diffuser. It shall be rectangular in shape and shall be designed to operate 6* HIGH POWERED LED'S. The luminaire shall be equipped a hot dipped galvanized wire guard.

The luminaire shall bear the SANS 60598--2-1 safety mark.

The luminaire shall have a degree of protection that complies with SANS 60598-2-1:

Lamp compartment: IP65

The IP rating shall be certified by a SABS test report.

The body shall be manufactured from high pressure die cast aluminium, powder coated in the colour specified for added protection. It shall be suitable for surface mounting and shall allow for surface conduits to enter. A silicone sponge gasket shall be fitted into a groove in the body. Mounting holes, complete with nylon washers, can be provided on request. The LED version shall be supplied with the /ML accessory.

The diffuser shall be manufactured from injection-moulded, high-impact, non-discolouring acrylic. It shall be structured on the inside and smooth on the outside. The diffuser shall be held to the body by four captive stainless steel Allen head screws. A tongue arrangement provided on the diffuser shall ensure the integrity of the IP rating.

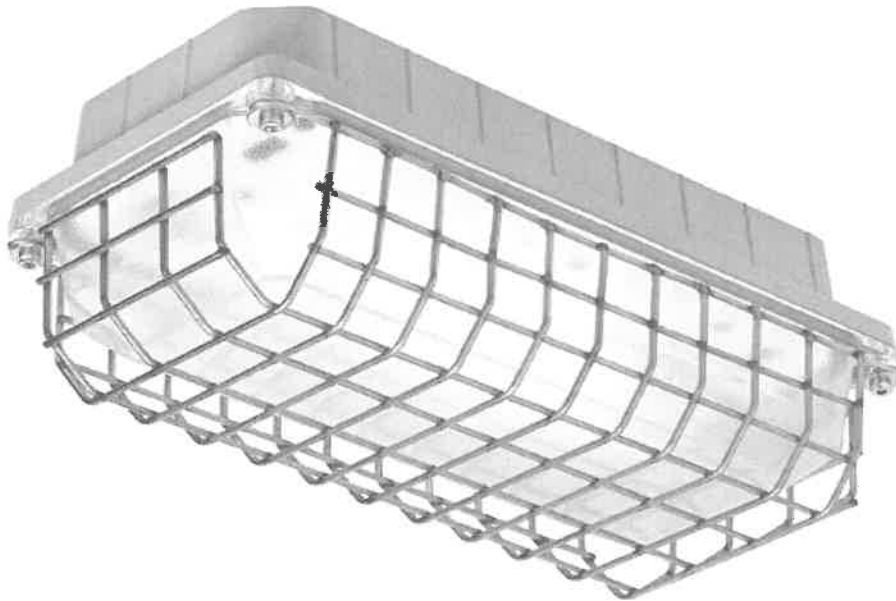
The geartray shall be manufactured from 1.6mm galvanised and passivated steel, powder coated white to prevent corrosion and improve reflectance. All electrical components and lamp holders shall be mounted on the geartray. It shall be suitable for operation with the specified rating of the lamp on a 230V +3%/-10% 50Hz single phase system. All control gear components shall be removable and bear the relevant SABS mark. All internal wiring shall be Teflon[®] coated with protective sleeving to prevent damage by possible abrasion. All screws, bolts and metal parts shall be stainless steel or non corrosive material. Mains connections shall be by means of a suitable screw terminal block with a wire clamping contact. The luminaire shall be power factor corrected to a minimum of 0,9. In the LED version, the diffuser shall be permanently sealed to the aluminium base and shall be supplied with a 0.5m long 1mm² silicone cable. The control gear shall incorporate an automatic reversible over temperature protection. The LED's and control gear shall be designed to ensure a maintenance-free operation of no less than 50000 hrs. The unit shall be EMC compliant to the EN 55015 and EN 61347-1 Standard. It shall also conform to IEC613-2-13, IEC62384, IEC61000-3-2, IEC61000-3-3 and IEC61547.

The LED's in the luminaire shall provide a light of a (4500K) Neutral colour temp.

TECHNICAL SPECIFICATION MM16-11:- VANDAL-RESISTANT LED BULKHEAD FOR POLICE SERVICE DUCTS AND STORE ROOMS.
ADDENDUM D

A report from the LED vendor shall be submitted. This report shall include the following documentary evidence:-

- 1) Measured LED junction temperature for a given test condition and extrapolated for an AMBIENT temperature of 35 Degrees C
- 2) LED Drive Current
- 3) LED Manufacturer data that clearly correlates LED junction temperature and LED drive current to lumen maintenance.
- 4) The LED datasheets indicating the Byy,Lxx data as provided by the LED manufacturer.



PICTURE FOR ILLUSTRATION PURPOSES ONLY