



TENDER SPECIFICATION

ARCHITECTURAL - KURUMAN BUS & TAXI RANK

Prepared by:

RMD Atelier PTY LTD Employed by Ga-Segonyana Municipality, Kuruman

1. PROJECT OVERVIEW

The Kuruman Taxi and Bus Intermodal Facility is conceived as a two story structure that will enhance public transportation efficiency and provide comprehensive amenities for commuters and service providers. The facility shall be constructed in full compliance with the National Building Regulations (SANS 10400).

Ground Floor:

- a) Function: Dedicated to taxi and bus commuting.
- b) Amenities: Provision of ablution facilities, bus ticket offices, and market stalls for informal traders.

First Floor:

- a) Function: Allocated for taxi parking and queuing.
- b) Facilities: Office spaces for the taxi association along with municipality facilities management.

2. SCOPE OF WORKS FOR THE PROSPECTIVE CONTRACTOR

The contractor is required to deliver a fully functional, code compliant facility in strict accordance with the approved design documents, project requirements, and regulatory standards. The detailed scope of works is as follows:

2.1 Design and Planning Phase

Collaboration:

- a) Engage in detailed coordination with the appointed architectural team for the review, refinement, and finalization of construction plans.
- b) Develop a comprehensive project schedule delineating clear milestones, deliverables, and timelines.

Documentation and Approvals:

- c) Prepare and submit all necessary documentation for approvals by the local authorities, ensuring full compliance with SANS 10400 and the Architectural South African Act.
- d) Obtain all requisite permits before commencing any construction activities.

Coordinated Drawings:

- e) It is mandatory that the contractor, at all times, adheres to the coordinated architectural drawings. These documents must be used in conjunction with all multidisciplinary engineering designs (civil, structural, mechanical, electrical, etc.) to ensure consistency and maintain the integrity of the overall design.

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2.2 Ground Floor Construction

Commuter Areas:

- a) Construct clearly defined zones for taxi and bus operations, including designated access routes, waiting areas, and platforms.

Amenities Installation:

- b) Ablution Facilities: Construct high capacity, hygienic facilities in line with rigorous sanitation standards.
- c) Bus Ticket Offices: Provide spacious, functional areas to facilitate efficient ticketing operations and superior customer service.
- d) Market Stalls: Develop stalls with adequate ventilation, security, and connections to basic utilities.

2.3 First Floor Construction

Taxi Parking and Queuing:

- a) Build a structurally sound taxi parking area with clearly marked queuing spaces in compliance with load and safety requirements.

Office Facilities:

- b) Construct modern office spaces for the taxi association and municipal facilities management. These spaces must include provisions for essential utilities such as electricity, water, and data communications.

2.4 Building Systems Installation

Utilities and Services:

- a) Install complete and compliant plumbing, electrical, and HVAC systems in line with energy efficient measures as outlined in SANS 10400 Part XA.
- b) Ensure that all building systems achieve the highest performance standards.

2.5 Site Preparation and Landscaping

Site Works:

- a) Execute site clearance, levelling, and foundation works as prescribed.
- b) Develop external site improvements, including driveways, pedestrian pathways, and landscaping that integrates seamlessly with the overall design.

2.6 Testing, Commissioning, and Handover

Final Inspections:

- a) Conduct exhaustive inspections and testing to ensure that all works meet stringent quality, safety, and regulatory standards.

Documentation and Handover:

- b) Rectify any identified defects in a timely manner.
- c) Provide comprehensive compliance documentation and secure a certificate of occupancy (or equivalent approval) upon project completion.

3. BUILDING MATERIALS AND SYSTEMS SPECIFICATION

3.1 Brickwork Structures

External Walls:

- a) Construct using specified face bricks to ensure durability, enhanced thermal performance, and an appealing contemporary finish.

Internal Walls:

- b) Finish with cement plaster followed by the application of a high grade, specified paint, ensuring performance under high traffic and variable environmental conditions.

3.2 Taxi Lane Island Pavement

Clay Brick Pavers:

- a) Employ standard clay brick pavers engineered for strength, durability, and slip resistance.

Base Preparation:

- b) Install pavers on a properly engineered, well compacted soil layer in accordance with the project engineer's direction to ensure long term stability.

3.3 Exposed Reinforced Structural Concrete Elements

Road Curbs, Fire Escape Stairs, and Lift Shaft Walls:

- a) Fabricate these elements using exposed reinforced concrete as per the engineered specifications, ensuring robust structural integrity and proper conformance with fire safety requirements (refer to SANS 10400 Part T).

3.4 Roofing System

Roof Sheeting:

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- b) Install a minimum 0.5 mm thick Clip Lock 700 steel sheeting, composed of Zinc Aluminium, to achieve superior durability.

Finish:

- c) Apply a Chromadeck finish to enhance weather resistance and provide a refined architectural appearance.

3.5 Floor Finishes

Office Facilities:

- a) Utilize porcelain tiling to achieve a sleek, durable, and low maintenance finish suitable for high traffic areas.

Ablution Facilities:

- b) Employ ceramic tiling that offers excellent water resistance, durability, and ease of maintenance.

3.6 Building Facade System

Composite Aluminium Panels:

- a) Install flush jointed composite aluminium panels to create a modern, energy efficient facade.
- b) Integrate insulation and sealing measures within the facade system to meet high standards of energy performance and water ingress prevention.

4. APPLICABLE BUILDING CODES AND STANDARDS

All construction practices, materials, and systems must fully comply with the following sections of SANS 10400 and related standards:

SANS 10400 Part B (Structural Safety):

- Ensures the structural integrity of all construction elements, including brickwork, reinforced concrete features, and facade systems.

SANS 10400 Part T (Fire Protection):

- Specifies requirements for fire escape stairs, fire resistant materials, and other measures to safeguard life and property.

SANS 10400 Part S (Accessibility):

- Mandates that the facility, including all internal finishing and circulation areas, is accessible to persons with disabilities.

SANS 10400 Part P (Sanitation):

- Sets rigorous standards for sanitary facilities and drainage systems, a critical consideration for the ablution areas and internal finishes.

SANS 10400 Part XA (Energy Usage):

- Provides guidelines for implementing energy efficient construction practices, particularly in roofing, facades, and insulation systems.

Additional Standards:

All specified materials (e.g., clay brick pavers, Zinc Aluminium roof sheeting, composite aluminium panels) must conform to the relevant South African Bureau of Standards (SABS) or comparable certifications.

5. ROLES, RESPONSIBILITIES, AND COORDINATION PROCESS**5.1 Architectural Professional**

The architectural professional is responsible for upholding design integrity and ensuring exhaustive regulatory compliance throughout the construction phase. Their key responsibilities include:

a) Design Integrity and Compliance:

- Monitor onsite construction rigorously to verify that work adheres strictly to the approved design, coordinated drawings, and multidisciplinary engineering designs.
- Review any design modifications or deviations to ensure ongoing conformance with SANS 10400 and the Architectural South African Act.

b) Coordination and Communication:

- Act as the primary liaison between the design team, contractor, and all consulting disciplines.
- Provide prompt and precise responses to Requests for Information (RFIs) and meticulously review contractor submittals and shop drawings.

c) Documentation and Quality Assurance:

- Maintain accurate, comprehensive records of all correspondence, site inspections, and design approvals.
- Issue formal approvals for any design variations only after confirming that they do not compromise the overall design intent or contravene regulatory standards.

5.2 Contractor

The contractor shall meticulously execute all construction tasks according to the approved project documentation and materials specifications. Their responsibilities include:

- a) Execution of the Approved Design:
 - Construct the facility using the specified materials and systems, ensuring strict adherence to the approved tender documents and design specifications.
- b) Adherence to Coordinated Drawings:
 - The contractor shall, at all times, follow the most Up To Date set of coordinated architectural drawings, which are to be used concurrently with all multidisciplinary engineering designs. This is critical in maintaining design consistency and integrity.
- c) Project and Resource Management:
 - Efficiently manage the construction workforce, material supplies, scheduling, and logistics to meet project timelines and budgets.
 - Implement robust quality control processes to ensure that all workmanship and installations meet or exceed the prescribed standards.
- d) Coordination and Reporting:
 - Collaborate closely with the architectural professional, addressing RFIs promptly and participating in scheduled design coordination meetings.
 - Maintain detailed records of construction progress, any variations, and communications for quality assurance and audit purposes.

5.3 Consistent Design Coordination Process (PROCSA Guidelines)

In accordance with the PROCSA document, the following procedures shall be implemented during the construction phase:

Regular Coordination Meetings:

- Hold scheduled (weekly or biweekly) meetings with the architectural professional, contractor, and relevant consultants to review project progress, discuss RFIs, and resolve discrepancies.

Centralized Communication:

- Utilize a dedicated design coordination log or digital platform to document all RFIs, meeting minutes, and revised design documents.
- Ensure that all project participants have immediate access to the most current drawings and specifications.

Formal Approval Process:

- Adopt a documented process for approving any design and construction changes which must include written signoff from the architectural professional and the client before implementation.
- Retain an auditable record of all design revisions to facilitate final validations and regulatory audits.

Integrated Problem Resolution:

- Establish rapid resolution protocols for resolving any design or construction conflicts, including joint field inspections and immediate corrective actions.
- Integrate continuous onsite feedback into iterative design reviews to ensure unwavering alignment with the approved design intent.

6. Submission Requirements

Prospective contractors shall submit the following documentation with their tender applications:

1. A detailed project proposal that includes schematic designs, engineering drawings, and comprehensive construction plans.
2. Certifications and supporting documentation demonstrating compliance with the National Building Regulations and SANS 10400.
3. A comprehensive project schedule with clearly defined milestones.
4. Detailed cost estimates accompanied by a complete budget breakdown.
5. Evidence of relevant project experience and documentation of the qualifications of key personnel involved.

7. Evaluation Criteria

Tenders will be evaluated according to the following criteria:

- a) Design and Regulatory Compliance:
 - Demonstrable strict adherence to the approved design and full compliance with SANS 10400 and all relevant building codes and standards.
- b) Project Feasibility and Innovation:
 - Practicality, innovation, and efficiency within the proposed construction methodologies and materials.
- c) Cost Effectiveness:
 - Competitive pricing and effective budget management without compromising overall quality or sustainability.
- d) Experience and Expertise:
 - Documented experience with similar projects and the technical competence of the project team.
- e) Quality Control and Safety Protocols:
 - Robust quality assurance measures and rigorous adherence to health and safety standards throughout the construction process.

GENERAL NOTE:

This tender specification has been prepared in strict adherence with the National Building Regulations as prescribed in SANS 10400. It represents a clear, accountable, and collaborative blueprint for the construction of the Kuruman Taxi and Bus Intermodal Facility. All contracting parties are expected to rigorously conform to the outlined standards, procedures, and coordinated design documents to ensure the delivery of a safe, functional, and sustainable facility.

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