

### ***Annexure C: 3.1 Facility Compliance***

Bidders must complete Annexure C to indicate compliance to pre-qualifying criteria:

<b>Item</b>	<b>Description</b>	<b>Comply</b>	<b>Do not comply</b>
Location	Close to the N1 in between the R21 (Flying Saucer Interchange) and Allandale Interchange. The office space should be in close proximity to the various transport modes for ease of access to IPPO clients and employees.		
Accessibility	The facility should preferably be located on the ground floor, where it is visible and accessible, cater for easy access to persons with disabilities and allows for direct access to the Front Office, Evaluation and Reception areas.		
Grading	The facility is to be a Grade P, Grade A or Grade B on the comparative building grading scale (see grading in scope)		
Size	The size of facility required by IPPO is between 1600 m <sup>2</sup> and 2000 m <sup>2</sup> which is to be divided as per Annexure A – Room Requirements.		
Parking	90 Open Parking Bays, 30 Shaded/Covered Parking Bays.		
Lease Period	The lease period is to be 60 Months and the contract should include the option of a further extension of the facility to be negotiated.		
Occupancy	The facility must be an existing building, ready for occupation by IPPO, immediately after completion of the tenant installation, including network articulation.		
Safety	The facility must be in compliance with all Building-, Safety- and Emergency Legislation.		
Security	The facility must be located within an area which is generally safe and the premises safeguarded 24/7 by a security service provider.		
Access to Persons with Disabilities	The facility must be prepared for access for persons with disabilities as prescribed in legislation.		
Amenities	The facility must be in a clean and conducive environment and facilities, cleaning and hygiene services must be well managed and maintained.		
Power	A separate electrical meter reader will be an advantage and enable the IPPO to manage, monitor and implement power saving initiatives.		
Water	The facility must have a clean and constant supply of water to the kitchens and kitchens should be fitted with “Hydro-Boil” which are maintained by the Landlord.		

Fire Prevention/Detection	The facility must be compliant, in respect of all National Building Regulations, SANS 10040, as amended and Fire and Local Municipal Fire Legislation, Regulations, etc. and the minimum requirement being that a “smoke detection system” must be fitted, linked to the Landlords (24) hour security control room. All fire systems and equipment, including the “portable” fire equipment, needs to be provided and maintained by the landlord as part of the lease.		
Connectivity	The facility needs to have a route for fibre installation to the building and allow for Radio Wave connectivity as a redundant route.		