

CITY OF CAPE TOWN

CORPORATE SERVICES: FACILITIES MANAGEMENT

CONTRACT NO. DP8549Q/2024/25

TERM TENDER FOR REPAIRS AND MAINTENANCE OF THE FIRE SPRINKLER SYSTEMS AT VARIOUS BUILDINGS WITHIN THE CITY OF CAPE TOWN

C3.4 Construction

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3.4.1 TRADE NAMES OR PROPRIETARY PRODUCTS

Bid specifications may not make any reference to any particular trade mark, name, patent, design, type, specific origin or producer, unless there is no other sufficiently precise or intelligible way of describing the characteristics of the work, in which case such reference must be accompanied by the words "or equivalent".

CONTRACTORS MUST NOTE THAT WHEREVER THIS DOCUMENT REFERS TO ANY PARTICULAR TRADE MARK, NAME, PATENT, DESIGN, TYPE, SPECIFIC ORIGIN OR PRODUCER, SUCH REFERENCE SHALL BE DEEMED TO BE ACCOMPANIED BY THE WORDS 'OR EQUIVALENT'

3.4.2 APPLICABLE STANDARDISED SPECIFICATIONS

"General Preambles for Trades (2017 Edition)" recommended and published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in the Schedules of Rates and Bills of Quantities, with amendments as follows:

References to "Architect" in the General Preambles for Trades are to be read as "Principal Agent".

Tenderers who are not familiar with the aforesaid "General Preambles for Trades" are advised to obtain a copy thereof from The Association of South African Quantity Surveyors, P.O. Box 3527, Halfway House, 1685 - telephone (011) 315-4140, before a Tender is submitted.

3.4.3 PARTICULAR / PROJECT SPECIFIC SPECIFICATIONS

Quality of material and equipment

All material to be supplied in terms of this Contract shall be new and unused. Where specific manufacturers' materials or equipment were not prescribed in the Specification, Materials and Goods supplied shall be of the best quality available and suitable for the climatic conditions of the site and shall be subject to approval of the Engineer. As a minimum, materials, goods and application must comply to the relevant South African National Standards (SANS). All material shall conform in respect of quality, manufacture, tests and performance, with the requirements of the SABS or where no such standards exist, conform to the appropriate current Specification of the British Standards. Preference shall be given to materials of South African manufacture and in particular to materials bearing the SABS mark. Imported materials shall comply with the requirements of the appropriate BS or IEC specifications. The Principal Agent reserves the right to call for the replacement of any materials found on Site which do not conform with the Above Requirements, provided that alternative materials which do conform with the above Requirements, are available. Any such replacements shall be effected by the Contractor at his own cost and the cost shall not be recoverable from the Employer or the Principal Agent.

OPERATING INSTRUCTIONS AND MAINTENANCE MANUALS

On completion of the first service (Monthly), the Contractor shall provide/install the following operation and maintenance manuals to the client.

The manuals shall contain as a minimum the following:

- General system description.
- Operating instructions with valve label chart.
- Labelling of all equipment, valves, pressure gauges etc. and produce documentation for client to complete upon weekly inspections.
- Sprinkler block plan.
- Trouble-shooting analyses procedures, incl. emergency contact numbers and persons.
- Preventative maintenance schedules.
- Detailed equipment descriptions.
- Recommended spare parts lists.
- As-built drawings of valve chambers in paper format installed within ICV chamber as well as on compact disk in PDF and AutoCAD 2008 format