



TECHNICAL SPECIFICATION RENOVATION OF GUARDHOUSE

1. Project Overview

The purpose of this project is to renovate and upgrade the existing guardhouse to ensure it meets safety, functionality, and aesthetic standards suitable for operational use. The renovation must be completed in accordance with applicable building regulations, occupational health and safety requirements, and industry best practices.

2. Scope of Work

The scope of work shall include, but is not limited to, the following activities:

2.1 Structural Works

- Perform minor structural repairs to existing walls, roof, or foundation where required.
- Ensure structural stability and compliance with approved design specifications.

2.2 Finishing Works

- Erection and plastering of internal and external walls (where necessary).
- Floor installation and tiling.
- External paving around the guardhouse area.

2.3 Window and Door Installation

Supply and install two (2) tinted aluminium windows:

- Two (2) fixed/standard window

All fittings must be secure, weatherproof, and compliant with SANS standards.

2.4 Painting and Finishing Touches

- Surface preparation, priming, and painting of internal walls, Use high-quality, weather-resistant paint.

2.5 Special Conditions

- Maintain site cleanliness and safety throughout the project.
- Dispose of rubble and waste in accordance with municipal by-laws.
- Protect existing infrastructure and landscaping during the renovation process.
- All materials and workmanship must comply with the following:
 - SANS (South African National Standards) for construction materials and methods.
 - Occupational Health and Safety Act (Act No. 85 of 1993).
 - Deliverables and Handover
- **Upon completion, the contractor must:**



- Conduct a joint inspection with the client representative.
- Submit a completion report with photographs and confirmation of compliance with specifications.
- Provide all warranties, manuals (if applicable), and maintenance guidance.

4. Compulsory Requirements

4.1 Professional and Technical Competence

- The technical lead must possess a recognised qualification in building construction, civil engineering, or architecture, and be registered with at least one of the following professional bodies:
 - SACAP (South African Council for the Architectural Profession), or
 - ECSA (Engineering Council of South Africa), or
 - NHBRC (National Home Builders Registration Council).

🔑 Proof of registration or membership certificates must be attached to the bid submission.

4.2 Relevant Experience

The Service Provider must demonstrate completion of at least two (2) similar renovation or construction projects within the past three (3) years.

🔑 Attach two reference letters or completion certificates as evidence.

4.3 CIDB Registration

The Service Provider must have a valid CIDB grading of 1GB or higher.

🔑 Attach proof of active CIDB registration.

5. Compulsory Site Briefing

Attendance of the compulsory site briefing is mandatory for all prospective bidders. Failure to attend will result in automatic disqualification.

Details:

Location: Agricultural Research Council – NRE, 141 Cresswell Road, Weavind Park, Pretoria, 0184

Date & Time: 14 November 2025 at 10:00 **(No late commers will be allowed)**

6. Warranty and Defects Liability

- The contractor shall provide a minimum twelve (12) month warranty on all workmanship and materials supplied and installed as part of the renovation works.



- **A Warranty and Workmanship Guarantee Letter (on the company's official letterhead) must be submitted with the bid.**

Scope of the Warranty Letter:

- Clearly specify the duration of the workmanship guarantee and the coverage under the warranty.
- Confirm the service provider's commitment to facilitate warranty claims for all installed products during the defects liability period.
- Include an undertaking that any defective, non-compliant, or damaged products will be replaced or repaired at no additional cost to ARC.

Annexure 1

Pictorial Example of designs

Paving shading



- Security Shading wall

