

A.1.1
ANNEXURE A

GENERAL PROJECT SPECIFICATION

1. **GENERAL**

This contract includes the detailed design, supply, delivery to site, off-loading, storage, installation, commissioning, testing and handing over in full working order of the complete inert gas fire suppression installation at the Iziko Museum's National Gallery & Annexe buildings.

Tenderers must allow for all items, whether specified or not, required to complete the installation in a neat and workmanlike manner, according to the true intent of this Document, and the Drawings.

2. **PROJECT DESCRIPTION**

The Inert Gas Fire Suppression contract includes the following work:

- (i) Dedicated Inert Gas Suppression System serving the National Gallery. Plant to be located within the Basement Furniture & Display Storeroom.
- (ii) Dedicated Inert Gas Suppression System serving the following areas within the Annexe Building:
 - Ground Floor Training Room & Photography Studio
 - 1st Floor Admin Offices
- (iii) Each protected area on the Ground Floor shall be provided with an aspirating smoke detection system, which will activate the gas suppression plant.
- (iv) The Lower Ground Floor and 1st Floor areas as well as the Annexe Building shall be provided with point detectors.
- (v) The existing FM200 & CO2 suppression systems in the Basement shall be stripped out as part of this contract.
- (vi) Automatic shut-off dampers shall be installed in all areas where HVAC ducting enters the rooms which are to be protected.
- (vii) Interleading doors between the galleries shall be provided with door contracts, preventing the systems from being armed unless all interleading doors have been closed.

3. **SITE INFORMATION**

The South African National Gallery & Annexe buildings are located in 60 St Johns Street in the Cape Town CBD.

These buildings have heritage status, and the complete installation has been approved by the Western Cape Heritage Council.

The building will remain fully occupied during the duration of this Contract and care should be taken to avoid nuisance from noise, duct, etc.

4. **DESIGN & DRAWINGS**

The tender must be based on the billed items and quantities. The following Illustrative drawings will be coordinated in principle with the client and will be issued to the contractor. The contractor must provide his own detailed design/workshop drawings as per his obligations in terms of the standard specification. Such working drawings must be coordinated and approved by the Client/Engineer before any work on site can commence:

6432/IG/01 Rev A	Fire Suppression Installation – SA National Gallery – Lower Ground Floor.
6432/IG/02 Rev A	Fire Suppression Installation – SA National Gallery – Ground Floor
6432/IG/03 Rev A	Fire Suppression Installation – SA National Gallery – 1 st Floor
6432/IG/04 Rev A	Fire Suppression Installation – SA National Gallery Annexe – Ground Floor, 1 st Floor & Ceiling Void.

5. **ELECTRICAL WORK**

All electrical work required for this installation, apart from the provisions of sources of power, is included in this contract.

6. **BUILDING WORK**

All building work associated with the works will be carried out as part of this contract and allowance must be made for this item in the tender.

Generally, building work consists of the provision of plinths and bases for equipment, holes, sleeves, etc., through the structure, and the cutting and provision of holes or framed openings through brickwork, ceilings, etc.

The Contractor remains fully responsible for providing detailed drawings clearly indicating all building work requirements to the Engineer in good time, and for ensuring that the work is properly executed in accordance with his requirements.

7. **SITE FACILITIES**

The Contractor shall be responsible for negotiating with Iziko Museums to obtain a location for erection of his site office and storage yard. The Contractor shall also arrange for the supply of water, electricity and telephone services to this site at his own costs.

If the Fire Protection Contractor intends to provide storage accommodation on site in the form of a container or shed, the position of such accommodation, and the provision of power shall be arranged with Iziko Museums.

8. **DOCUMENTATION**

Three sets of hard copies and one electronic copy of approved as-built drawings and operating and maintenance manuals are to be issued by the contractor after completion of the project. The originals of as-built drawings and electronic copy in Auto-CAD.dwg format and O & M manuals must be handed over to Iziko Museums. These manuals are to include a register of all mechanical equipment, appliances and the service/maintenance record schedule referenced to this register, all in compliance with the building regulations.

9. **COMMISSIONING**

All systems must be completely commissioned to the satisfaction of the Engineer. This includes pressure testing of all the pipe systems, testing of all the electronic systems, room integrity tests and discharge tests etc. The Standard Technical Specification for an Inert Gas Agent Fire Extinguishing System will be strictly enforced.

End-User training is to be provided to four Iziko Gallery personnel by the contractor, after commissioning the system, in two-hour sessions. The training is to incorporate the operation of the system as well as maintenance procedures. A further training session is to be provided after three months from the date of commissioning as a refresher course for a period of two hours.

Commissioning must be undertaken by an SAQCC registered Commissioner.