

DRAFT OUTPUT SPEC ALIGNMENT (ARCHITECTURAL COMPLIANCE ONLY)							
Date: 02 December 2013							
		RFP Output Specifications	TTC Compliance	TTC Reference	3	4	5
		Developped by the City of Tshwane	(Yes / No)	Bidders Proposal + Methodology Statement	TA Concerns	Review Comments	Recordial Of Agreement
Design & Construction	4.2.2	Provision of Accommodation	The Private Party will construct a suitable building/s on the site to a standard at least comparable to Grade A SAPOA Standards			Area Schedules available are not based on SAPOA area standards that can be checked - some areas not included in the area schedule	
Design & Construction	2.41	Scope	The proposed vision is to accommodate the staffing headcount of 1501 staff members, which includes provision for growth of 7%.	Yes	Staff headcount has been increased by the City to 1579, which excludes any allowance for future growth.	Space Planning	
Design & Construction	4.2.3	Provision of Accommodation	The Private Party will comply with all relevant local Laws, Regulations, By-Laws and zoning requirements.			Note that NBR has been updated and revised and all buildings must comply with all the current SANS 10400	
Design & Construction	1.2	General	Finding an optimal balance between first cost and life cycle cost that may or may not involve higher first costs set off by reduced life cycle costs.				FM
Design & Construction	1.2	General	Achieving a joint affordability threshold that is lower than would have been the case if pro-active collaborative had not taken place. That is a lower sum of Construction subcontractor delivery cost + Operations subcontractor delivery cost, including explicit design attention to availability risk exposure, containment, reduction and management				Financial and QS
Design & Construction	1.2		Bidders will be required to document how they carried out such an exercise and precisely what this exercise produced in VFM terms.				Financial and QS
Design & Construction	3.1	Urban Context	The new COT municipal HQ buildings must be integrated into the urban fabric and context of the city.	Yes	The design proposal of an embracing forcourt/piazza that relates to the street level on Madiba street. It is here that the scheme speaks to the urban regeration & pedestrianization program of project reclaim.		Located on same site as previously. Low height of building fit into the city scope
Design & Construction			The approved COT inner city framework and streetscape design guidelines must be accommodated in the design,		The proposal permits future enablement of retail on Johannes Ramokhoase street to talk to the inner city framework.		This should have been demonstrated and noted on the layouts
Design & Construction	3.2	Architectural Design Vision	The prior history of the site and Munitoria complex as the seat of City government over many decades should be durably memorialized in the design of the New Municipal HQ buildings.	Yes	It is the intention to include items at a detail design level that will speak to the history of the site. Artifacts reclaimed with significance include panel sections from the old Munitoria façade and the original crest that will be inlaid into the floor. Other heritage items include artwork in the form of busts and paintings.		Iconic design of the building highlights the significance of the council
Design & Construction	3.2	Architectural Design Vision	The architectural language of choice must reflect the desired public image and needs of the COT leading to an iconic, landmark building that can be seen as transparent and democratic in nature.	Yes	The architecture of the building will speak to the immediate context of the building as well as to the larger international context, and the relevance it has therein. Glass in used in appropriate areas to re-inforce the concept of transparency. The concept of democracy is prevalent at many levels not least of which is the embracing forecourt		Noted.
Design & Construction	3.2	Architectural Design Vision	Full build out programme from day one of the entire Munitoria site,	Yes	The Eastern portion of the site is retained for the city to exercise it's possible expansion strategy. This undeveloped portion of the site is intended to be a landscaped area for public use, and/or a parking area for the city's controlled use. Earth formed landscaping provides grand gestures that provide civic opportunities		Future enabling in the building should be demonstrated - no future layout indicated. Need to demonstrate the
Design & Construction	3.2	Architectural Design Vision	For security reasons pedestrian access to the new COT building will be from Vermeulen Street only, both at Vermeulen Street levels, and from Sammy Marks via a pedestrian bridge/esplanade bridging Vermeulen Street, the latter primarily for use by City officials, not the general public	Yes	Access is off Madiba street (Vermeulen). There is future enablement to provide a bridge across the street to Sammy Marks. These bridge proposals can either touch down within the piazza or within the offices.		Security Consultant to comment
Design & Construction	3.2	Architectural Design Vision	The now closed Vermeulen Street entrance to the Sammy Marks Library/office building may (or may not) be re-opened, possibly redesigned, or such re-opening future enabled as an entrance to accommodation space in Sammy Marks,.	Yes	Note		To be confirmed and Security Consultant to comment as well as FM
Design & Construction	3.2	Architectural Design Vision	The proposed architectural language must be substantially South African or African in character and should seek to represent all cultures and qualities of the city and country as a whole. Any "Africanness", "South Africanness" or "Tshwaneness" themes must be implemented within the Project's affordability threshold.	Yes	The design is to speak to the concept of 'Africanness' through spatial and subtle architectural gestures, rather than overtly 'African' iconography or symbolism. The language is intended to respond to South Africa's position in the global context.		

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Design & Construction	3.2	Architectural Design Vision	The proposed design should seek to make a positive contribution to the national and international body of the architectural discipline, by incorporating local and international architectural influences in the design of the COT HQ complex.	Yes	It is certainly the design team's intention to leave behind an important architectural work that contributes to the fabric of the city, as well as making a statement worthy of positive discussion in the international architectural context.			
Design & Construction	3.2	Architectural Design Vision	The use of specific archetypes or stereotypes to represent specific cultures and cultural references should be avoided or carefully tempered.	Yes	No stereotypes/iconography will be included in the detail design.			
	3.2	Architectural Design Vision	As indicated in the Shell and Core Essentials (3.3), a multi building solution on top of the plinth is a commercial requirement for availability risk and area security management.	Yes	A multi-building solution has been provided		Security Consultant to also comment. There are separate buildings can be separated - to be demonstrated in the future detail - ensure costs included	
Design & Construction	3.2	Architectural Design Vision	The default solution for the purposes of the project Shadow Bid was a four building design for reasons of availability risk management and the possibility that one building might be built as a future expansion building under the full build out from day one intent of the project.	Yes	The design proposal provides for 3 buildings, two of which have fire separation elements to further divide them in half. The result is effectively providing a 5 building element solution. If there was to be a fire in any of the 5 compartments, these could be shut down (both during the fire and afterwards), and the building could function without that specific section		Noted. Main entrance and alternate entrance in case of main entrance shut down?	
Design & Construction	3.2	Architectural Design Vision	The buildings on plinth will be low rise.	Yes	The building is a 3 storey solution		Comply	
Design & Construction	3.2	Architectural Design Vision	The Sammy Marks complex can be conceptually considered as annex space to new construction on the Munitoria site. Bidders attention is particularly called to the requirement that as many of the special purpose spaces in the Sammy Marks complex as possible must be conserved with a view to avoid unnecessarily duplicating of any such spaces in new COT HQ complex				FM to comment if this is to be utilised. Space planner to comment on actual area required - dependent on actual and verified area schedule	
Design & Construction	3.2	Architectural Design Vision	The New Municipal HQ must be the principal bearer of whatever expressed iconography, African-ness proposed by bidders, with Sammy Marks retaining its current separate architectural identity.	Yes	It is not the designer's intention to create an architectural dialogue with the Sammy Marks building. Tshwane House will be an independent architectural statement. The architecture is specific to the Tshwane house building.		Noted.	
Design & Construction	3.2	Architectural Design Vision	One building must primarily house the elected officials' side of municipal government, including the Council Chamber, offices of the Speaker, Chief Whip of the Ruling Party, Chief Whip of the Official Opposition party and all related supporting space as set out in the separate Spatial Output Specifications attached hereto below.	Yes	Extensive consultation with the TA space planning team has provided a space plan solution that is satisfactory to the city of Tshwane		Space Planner to comment	
Design & Construction	3.2	Architectural Design Vision	A complimentary building or buildings must primarily house the service delivery side of city government including a combined office of the Executive Mayor and Municipal Manager.	Yes	Refer comment above		Space Planner to comment	
Design & Construction	3.2	Architectural Design Vision	An upper level bridge between the office levels of these two or more buildings may or may not be built but should be future enabled subject to issues of fire/smoke spread or other availability risk issues. The VIP elevator and its garage level VIP entrance and VIP lobby (and parking) would serve both Council and the Executive Mayor sides of city governance.		The design proposal includes bridge links that connect all the buildings. These will be in separate fire compartments. Circulation is in the primary public space/lobby. Hence any disaster in one of the 'compartments' does not effect the circulation through the building. VIP lift access is provided to the basement.		If reception has an issue - is there alternative access into the building?	
Design & Construction	4.2.2		Use building materials that, in comparison to competing brands, have a reduced effect on the environment throughout their life cycle.	Yes	Reference Green Building Summary, Interventions, Materials section. Reduced quantity of Portland cement in concrete, recycled content in reinforcing steel, PVC minimised and sustainable timber specified		Green Consultant and FM to comment on Life Cycle costs and materials used	
Design & Construction	3.3	Shell and Core Essentials	The building complex is to be designed to consist of two layers, an underlying plinth containing a garage of up to 2000 parking bays.	No	Parking reduced to 1,223 bays as per agreement with city.		Noted	
Design & Construction	3.3	Shell and Core Essentials	Allowance for perimeter retail/store front space along Proes, Prinsloo and Van der Walt streets to the fullest extent practically possible. Some of this "retail" may mean store front delivery of City Services, or for the City's short run duplication services now located at Opera Plaza.	Yes	A portion of parking on Johannes Ramokhoase (Proes) Street can be converted to accommodate the retail requirement. This is a future enablement strategy. Due to the level change along th site, the retail will be along Johannes Ramokhoase street only.		Noted	
Design & Construction	3.3	Shell and Core Essentials	The Vermeulen Street frontage will have no retail and will express the "civic" face of the municipal building complex built atop the plinth. The top slab of the plinth will thus effectively become the "ground" floor level of the new Municipal HQ. "civic" face of the municipal building complex built atop the plinth. The top slab of the plinth will thus effectively become the "ground" floor level of the new Municipal HQ.	Yes	The design proposal presents a civic face with a forecourt public space fitting of a municipal/government building. The elevated plinth level forms the ground floor of the new building. This elevated ground floor also enables a privacy and security separation from the street level.		Noted	
Design & Construction	3.3	Shell and Core Essentials	The top slab of the plinth must support a cost effective link as below to Sammy Marks as an annex and integral part of the NMQC campus atop plinth Bidder must consider the practicality of setting the level of this slab in relation to the level of Church Street between the State Theatre and Sammy Marks.	No	The level of the new plinth is set a minimum of 900mm above the street level. The relationship with Helen Joseph is no longer relevant as per city's comments. The design has future enabled a sub-terranean link to the Sammy Marks basement.		To be demonstrated and indicated on dwgs	

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Design & Construction	3.3	Shell and Core Essentials		A suspended pedestrian esplanade is to be built over Vermeulen as a direct and generous pedestrian link between the top-of-plinth Municipal HQ "ground floor" and the Sammy Marks, this link primarily to serve City officials of the "strong center" and any supporting operations in Sammy Marks. Further links to Square/Church Street pedestrian shopping mall should be analyzed, maximum slope of this link to be in accordance with handicapped access best practice. Drawings of the Sammy Marks complex are provided in the Data Room. The two existing bridges between the present Munitoria and Sammy Marks are not desired.	No	Bridges over Madiba street have been omitted due to affordability threshold, but can be future enabled if the City so require.	Affordability Threshold?
Design & Construction	3.3	Shell and Core Essentials		Slab to slab heights in the above plinth New Municipal HQ buildings must accommodate suspended up-down lighting in energy efficient fixtures that could be single bulb high colour low wattage designs, and must further accommodate the air volume distributions required for dual stage evaporative coolingi. (Bidders to confirm COT requirements).	Yes	Floor to floor heights will be 3740mm, with ceiling height of 2650mm and a ceiling void of approx. 790mm. This is adequate to enable any type of service reticulation or lighting design.	Noted. Energy efficient fittings?
Design & Construction	3.3	Shell and Core Essentials		Basement floor to ceiling heights to allow for enough service reticulation space to accommodate all possible services that would be needed. All service space must allow for future expansion. Interstitial space risers to the floors above to be designed and to form part of the proposal by bidders.	Yes	Basement 1 to ground floor slab height to 3600. This is where the majority of the service reticulation occurs, and will be edquately accomodated in this space	Future enabling?
Design & Construction	3.3	Shell and Core Essentials		Coffered ceilings are not favoured. Whatever method or approach by bidder must be consistent with fast track delivery against a challenging delivery programme, possibly supporting exposed slab solutions that might generate VFM on the FM side Bidders will be expected to explain methods and technology.	YES	Flat Slabs used. See Structural Drawings No coffered slabs are envisaged..	Structural Engineers to comment on if adequately explained methods and technology
Design & Construction	3.3	Shell and Core Essentials		The slab and column structure must have a long life expectancy and be substantially independent of any facade solutions in respect of services reticulation, in whatever materials. Fast tracking considerations may imply column loadings set in advance of final design of a given plinth level building, that is potentially higher loadings that ultimately required.	Yes	Slab and columns are based on an 8.4 x 8.4 module. This is a robust planning module that accommodates versatile future enablement on a 600x600 module grid.	Structural Engineers to comment on if adequately designed
Design & Construction	3.3	Shell and Core Essentials		As a basic design criterion, no member of staff, at whatever level, shall work at a work station without clear visual access to natural light whether provided from the exterior facades, from atria, covered or not, possibly from clerestories or skylights. Partitioning systems and certain work stations that might otherwise contravene this criterion cannot be entirely opaque; there must be a clear distinction between visual privacy, acoustical privacy, and, related to this; notions of security and territoriality (patch rooms possibly included).	Yes	Space plans have been designed to ensure optimum daylight penetration. The top floor has a full glass façade, as does the facades facing onto the piazza. The East and West facades are restrictde to a 70:30 opaque to vision panel ratio. This will still enable views and natural daylight.	TTC to ensure that all the offices have access to natural light. Ensure that the solid to vision panels do not create areas with no natural light.
Design & Construction	3.3	Shell and Core Essentials		Ideally, corner office spaces will be rather allocated to shared facilities like pause areas, meeting rooms, exceptions to be motivated.	No	Space plans have been co-ordinated for optimum layouts with the city's TA space planners. Some corner areas have been allocated to office spaces.	Space Planner to comment
Design & Construction	3.3	Shell and Core Essentials		The buildings must be designed in such a way that the effective destruction or total renovation of one building can be managed with the other buildings remaining in service.	Yes	The Multi-building solution allows for the re-build of one of the 5 compartments without effecting any of the other compartment. Access is available from the street as the levels are not prohibitive.	Noted
Design & Construction	3.3	Shell and Core Essentials		A strategy for minimizing impacts on neighboring buildings and associated business interruption risk (read service delivery interruption or availability risks) should be applied in support of building rehabilitation and refurbishment over the long term in such a way that an entire building (or a floor) can be gutted and refitted from the basements and/or perimeter street with no negative impact on availability for the occupants of other buildings/floors. Even the facades might one day be replaced, with the basic shell and core remaining in place.	Yes	Structural design meets this requirement. With regards future gutting and refurbishment, affordability threshold will determine extent of meeting the requirement; however with a low rise building this should be achievable.	Affordability Threshold?
Design & Construction	3.3	Shell and Core Essentials		Facades must be designed as an independent system(s) and must be substantially independent of reticulation infrastructure.		Services are not reticulated in façade elements, but may be designed as attachments to the façade, example cable trunking or power skirting. Façade elements will not be primary load bearing structural elements but rather infill elements that can be easily refurbished.	Noted, but to be confirmed with the different Services consultants
Design & Construction	3.3	Shell and Core Essentials		Cores must be generally side loaded as a default solution; alternatives can be motivated by Bidders.	No	Core sare centrally located as optimally determined by the space plans. They are not side loaded as the space plans functioned better with a centrally located core.	Noted. Space Planner to comment if suits the space planning layout.
Design & Construction	3.3	Shell and Core Essentials		Trash pick-up and goods delivery will take place within the building envelope below plinth. The double height clearances available on Proes Street could enable this.	Yes	All servicing occurs below plinth. A double height delivery area to Johannes Ramakhoase (Proes) Street is not available due to the resultant loss of bays on the parking level below and the effect on the affordability. A minimum of 3.2m headroom will however be available for delivery trucks	Most Refuse trucks are larger than 3.2m. Confirmation regarding fire truck access

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Design & Construction	3.3	Shell and Core Essentials	ICT back bone in the slab and column structure must include at least one patch room per floor in each building, along with associated riser and cabling paths. Cable trays will be installed with the shell and core building. See ICT rubric below for more detail noting that all ICT technologies will be primarily specified by, and in general exclusively managed by the City's ICT department and its specialist contractors. Connectivity availability risks will thus be primarily borne by the City.		Patch rooms are located central to the floors for ease of access and the benefit of freeing up the floorplates. A detailed ICT cable design to service space planning layout has been developed to provide optimized solution to meet commercial norms.		Electrical / Electronic Engineer to confirm re quantity and number of rooms required. Space planner to confirm within space plan	
Design & Construction	3.3	Shell and Core Essentials	As the City has already implemented VOIP, only one set of cabling trays may be needed for data/telephony.	Yes	This is provided		Electrical / Electronic Engineer to confirm.	
Design & Construction	3.3	Shell and Core Essentials	The cost of fit out of the patch rooms, including possibly independent HVAC, humidity control, raised flooring (or not) and connectivity management equipment are outside of the Project and will be the responsibility of the ICT department.	Yes	The ICT will provide all equipment and finishes within the patch rooms. The intergration and BMS is the responsibility of the consortium		Electrical / Electronic Engineer to confirm	
Design & Construction	3.3	Shell and Core Essentials	Any use of power poles, not favoured must be implemented in a sustainably coherent manner that ensures that they will at no point appear to be a design oversight.	No	Power panels have been allowed for in agreement with the city		Space planner and Electrical Engineer to comment	
Design & Construction	3.3	Shell and Core Essentials	A Stand by generator system, (at least duplexed) will be part of the project.	Yes	A N+1 solution shall be provided and shall comply to the UPS specification provided under the Capital Works section		Electrical / Electronic Engineer to confirm	
Design & Construction	3.3	Shell and Core Essentials	Means for, or practicality of providing red plug power from the standby generators, or study of the substation providing power cable service to the site with a view to reticulating emergency power from a switch protected from loading shedding must be considered, with support of the City's Electricity Department.				Electrical / Electronic Engineer to confirm	
Design & Construction	3.4	Roofscaping	Roofscapes must be designed with some degree of aesthetics in mind. Taking into consideration that these low rise buildings will be, adjacent to high rise buildings whose tenants will look down onto the complex.	Yes	The roofs have been considered in an attempt to confine services to specific areas and provide screening to these areas. The roof scapes will generally be free and clear, with the ability to use portions of the roof for future enablement (services) should it be required		No co-ordinated services roof plan provided	
Design & Construction	3.4	Roofscaping	Future enabling of solar panel arrays (stub ups) and any panel arrays might do double duty as dramatic place making features and should be taken into account in the design process.	Yes	Solar panels could be installed onto the roof in future. Plinths are not required and could be limiting in the future as the technology changes rapidly.		Green Consultant, Electrical Engineer & Structural Engineers to comment	
Design & Construction	3.4	Roofscaping	There may be some kind of roofscape modeling solutions including suspended screening that may also provide solar heat gain benefits for otherwise unshielded ducting, while at the same time providing an aesthetically exciting solution to managing the roofscapes, providing place making for the New Municipal HQ.	Yes	Ducting is limited to a confined area on the roofs, and reticulated close to the cores in the centre of the building. Exposed ducting is limited.		No co-ordinated services roof plan provided	
Design & Construction	3.4	Roofscaping	Bidders will be required to demonstrate some degree of creativity and sensitivity in this regard, and will be required to submit roofscaping plans as part of the RFP bids that include line of sight analyses from a number of bidder determinant positions.	No	Sight line analyses will be done, but have not been completed as yet.		No roofscaping plan submitted	
Design & Construction	3.4	Roofscaping	The VIP elevator could rise to a secure roof garden/ VIP visitor area, Council Chamber terrace, or to a convenient helicopter evacuation point for VIP's or for medical crisis situations. The notion of a helicopter landing location in the public plaza at plinth level or roof should be at least investigated, possibly future enabled.	Yes	Roof access is provided via the Mayors +lift to a dedicated roof garden. Helicopter evacuation investigated and is not feasible and cannot be future enabled at this time.		City to comment. No roof plan submitted.	
Design & Construction	3.4	Roofscaping	Access to the roofs must be security controlled/monitored in manner to be determined by Bidder, and the roof must support the deployment of VIP protection service operatives if needed to protect VIP's present in the complex.	Yes	Roof access is monitired by the security system. The roof is a large space and could be used for protection service operations should it be needed. Co-ordination with the relevant authorites is still required.		Security Consultant to comment.	
Design & Construction	3.4	Roofscaping	Because the Council Chamber as such must be column free and have a high ceiling with chamber access to natural light, the chamber may be located on the top floor of one of the complex buildings and itself be part of the roof scaping design		The chamber is located on the top floor. The roof scape design of the chamber will be treated as part of the overall aesthetic of the general chamber design.		No roofscaping plan submitted	
Design & Construction	3.4	Roofscaping	The roof of one or more buildings could include open air balcony or roof garden space for Council or other.	No	Access onto the roof from the chamber is not permitted.		This is not relating chamber but to roofscaping again. No roofscaping plan submitted	
Design & Construction	3.4	Roofscaping	Provision must be made to support high site radio links to other high sites in and around the CDB thus providing uplinks to a number of smaller sites not connected by fibre. This will require provision of or for a number to be determined of high site masts (15m).	Yes	Masts can be accomodated. Location and quality would need to be provided by the city.		To be demonstrated and indicated on dwgs to be able to review if this does not affect neighbouring buildings	
Design & Construction	3.5	Landscaping and Plaza	Interior and exterior landscaping, to be provided to some degree. The extent as proposed by the Bidders must be communicated as part of the RFP along the street frontages and the public square.	Yes	Landscaping is comprehensively designed and intertwined into the design detailing. The public square will be a notable inclusion.		No landscaping information included in the last submission.	
Design & Construction	3.5	Landscaping and Plaza	There will be at least one water feature.	Yes	There are water fetatures on either side of the plaza		No landscaping information included in the last submission.	



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Design & Construction	3.5	Landscaping and Plaza	Plant materials should be indigenous and from the Tshwane region.	Yes	This has been accomodated in the design		No landscaping information included in the last submission.	
Design & Construction	3.5	Landscaping and Plaza	Existing trees on Proes and Prinsloo (including Jacarandas) are to be retained and pruned as needed. Dead trees to be replaced with mature trees, these possibly to be set aside by the City in its nurseriesii.		All the Jacaranda trees have been retained. The palm trees on Johannes Ramakhoase Street do not ned to be retained as they do not have any significant status and can be replaced with indigenous trees.		No landscaping information included in the last submission.	
Design & Construction	3.5	Landscaping and Plaza	Creative provision of an easy on demand weather protected plaza, with a canopy for the esplanade to Sammy Marks must be enabled or built As events throughout SA are often organized in marquees, the permanent structural framework for such a marquee could be erected to define the plaza, this frame to be quickly covered for events or weather. This could be offered as a call out service by Private Party.	Yes	A cover is enabled to the north side of the site - in the 'secured' area of the precinct. There is an ability to put up a marquee tent as well as a tensile canvas structure.		Not indicated on plans.	
Design & Construction	3.6	Electronic and Architectural Wayfinding	At least one single or double sided large LED display communication board of approximately 3 by 4 meters must be allowed for and accommodated in the design proposal. One display to be incorporated into the Vermeulen Street entry design to the new Municipal HQ, or the plaza, to serve events and other communication needs of City and Council to be determined.	Yes	This has been prived in the lobby area as per discussions held with the city		COT to confirm. Electrical / Electronic Engineer to confirm.	
Design & Construction	3.6	Electronic and Architectural Wayfinding	These boards can create bandwidth issues to be jointly addressed by Bidders, the City's Communication Department and the City's ICT Department.	Yes	Bandwidth will be accomodated in the infrastructure		Electrical / Electronic Engineer to confirm.	
Design & Construction	3.6	Electronic and Architectural Wayfinding	These boards must at a minimum be future enabled. It is assumed that these boards will pay for themselves by selling bandwidth to commercial or public sector entities, with some designated portion of the bandwidth provided to the City as part of Bidders' base Bids.	Yes	Bandwidth will be accomodated in the infrastructure		Electrical / Electronic Engineer to confirm.	
Design & Construction	3.6	Electronic and Architectural Wayfinding	Architectural guidance for both wayfinding and place making will be part of the RFP package, as proposed by bidders. Night lit flags will be a mandatory part of this as will special occasion night lighting of facades or other features of the complex.	Yes	Wayfinding strategy and proposal has been developed. Night lighting of the flags is sensatively dealt with as light pollution has to be eliminated in order to achieve the 5 star green rating.		Green Consultant to comment. COT to confirm if this is acceptable. Electrical / Electronic Engineer to confirm. Could it be restricted as per next item?	
Design & Construction	3.6	Electronic and Architectural Wayfinding	Bidders should come with proposals for possibly dramatic night lighting of the above plinth new Municipal HQ will be considered during the RFP discussions with potential Bidders, this at least enabled for special occasions noting concerns for energy conservation.	Yes	Night lights are accomodated but need to be restricted due to the green star requirement of ommission of light pollution.		Green Consultant to comment. COT to confirm if this is acceptable. Electrical / Electronic Engineer to confirm. Could it be restricted as per next item?	
Design & Construction	3.7	Green Building / Sustainable Building Technologies	While meeting the spatial requirements, and providing a functional solution, the design is to address accessibility for the physically disadvantaged and also the challenges of South Africa's climatic conditions. The use of local materials and construction methods are to be incorporated as far as possible.	Yes	Reference Green Building Summary, Behind the Scenes, Envelope Performance for a description on how the building is designed to coordinate daylight availability, external views, solar control and thermal performance. Reference Behind the Scenes, Water Savings for a description of water savings and rainwater harvesting methodologies to be employed to address being located in a water stressed environment. Reference Green Building Summary, Interventions, Materials section - Local Sourcing: More than 20% of the total contract value will be represented by products and materials sourced from within 400km of the site.		Green Consultant to comment. Anything on people with disability?	
Design & Construction	3.7	Green Building / Sustainable Building Technologies	Energy efficiency and sustainability should form an integral cost effective part of the design methodology and process.	Yes	Reference Green Building Summary, building is targeting 5 Star Green Star Design rating. The building design was influenced through the entire design process by the requirement to achieve energy efficiency and a green building while remaining as cost effective as possible. Reference "In my space - Saving Energy through Lighting" and "Behind the Scenes - Energy Consumption" and "Energy Savings" pages.		Green Consultant to comment. Electrical / Electronic Engineer to confirm.	
Design & Construction	3.7	Green Building / Sustainable Building Technologies	Creative solutions to the conservation of energy and sustainability will be to the bidders' advantage. All "green" measures employed in the design must be clearly communicated in the RFP proposal and presentation.	Yes	Reference Green Building Summary for details pertaining to energy conservation and sustainability measures employed		Green Consultant to comment. Electrical / Electronic Engineer to confirm.	

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Design & Construction	3.7	Green Building / Sustainable Building Technologies	Energy efficiency and sustainability should form an integral part of the design approach. The proposed design should be a balanced solution between affordability and green building design aspects.	Yes	Reference Green Building Summary, building is targeting 5 Star Green Star Design rating. The building design was influenced through the entire design process by the requirement to achieve energy efficiency and a green building while remaining as cost effective as possible. Reference "In my space - Saving Energy through Lighting" and "Behind the Scenes - Energy Consumption" and "Energy Savings" pages. Additionally a green budget was established early on in the project to ensure that the green initiatives selected provided a significant environmental impact while being affordable		Green Consultant to comment. Electrical / Electronic Engineer to confirm.	
Design & Construction	3.7	Green Building / Sustainable Building Technologies	The compliant bid must achieve, "5 Star Green Star Certification" with its new headquarters in the City Centre that is the South African green excellence standard	Yes	Reference Green Building Summary, building is targeting 5 Star Green Star Design rating.		Green Consultant to comment.	
Design & Construction	3.7	Green Building / Sustainable Building Technologies	All green building aspects employed in the design should be clearly communicated in the RFP proposal.	Yes	Reference Green Building Summary for details pertaining to energy conservation and sustainability measures employed		Green Consultant to comment.	
Design & Construction	3.7	Green Building / Sustainable Building Technologies	A sustainable building technologies and green building achievement report will be a required component of the as built documentation on turnkey handover of the building by the Turnkey Operations Subcontractor.	Yes	Reference Green Building Summary. Additionally a Building Users' Guide which will form part of the submission will be provided to the building users. It is an easy to use guide to the initiatives included to enhance energy efficiency, the potential energy and water savings, details on the indoor environment quality, basic description of building services and their energy saving features, transport facilities and the materials and waste policies of the building		Green Consultant to comment.	
Design & Construction	3.7	Green Building / Sustainable Building Technologies	Disabled Access will meet all requirements as set out by the National standards and building regulations.	YES	Note		Not just note, must comply. Additional Mobility impaired WC indicated on 3 of the 4 wings, but needs to be added in 4th wing as well.	
Design & Construction	3.7	Green Building / Sustainable Building Technologies	Bidders will be expected to calculate a carbon foot print for their proposed design.	Yes	Reference Green Building Summary, CO2 Footprint section for details		Green Consultant to comment.	
Design & Construction	3.7	Green Building / Sustainable Building Technologies	At a minimum the buildings must meet statutory and constitutional guarantees regarding access. Bidders will be required to state how the physical design of the buildings anticipates the needs of the handicapped as an "availability issue", and, in particular what they have provided or future enabled with respect to handicapped access issues.	Yes	The building has been designed with the impaired in mind. A disability consultant has been included in the design process, and will continue to do so through the design development and implementation phase.		Noted, but info / report to be included in submission	
Design & Construction	3.7	Green Building / Sustainable Building Technologies	The City will expect innovative, possibly generous ways for addressing the needs of the handicapped, and does not want a "lets just do the absolute minimum" approach for compliance alone.	Yes	The building has been designed with the impaired in mind. A disability consultant has been included in the design process, and will continue to do so through the design development and implementation phase.		Noted, but info / report to be included in submission	
Design & Construction	3.8	Parking and Intermodal Transportation Links	Pedestrian and vehicular movements from all sides of the municipal HQ complex are to be carefully considered and catered for.	Yes	Vehicular movement, along with entrance and egress has been carefully considered - including the ability to cater for special events. Pedestrian movement is sensitively handled particularly along Madiba street where it is incorporated into the fabric of the building.		Not indicated on plans. Demonstrate it.	
Design & Construction	3.8	Parking and Intermodal Transportation Links	Primary pedestrian access to the municipal complex is to be from Vermeulen street, and, from within the garage one or more generously designed access wells running from lowest basement to plinth emptying into the public space at plinth level, not into the buildings. These wells must contain stairs, can contain energy saving escalators rising no more than one level per rise, one of these might include a handicapped elevator for public use.	No	Stairs and shuttle lifts service the basement levels. The public are deposited WITHIN the building, but outside the security zone. The team has decided NOT to deposit people in the plaza as this requires an additional layer of security that is not necessary. This additional layer of security has a significant impact on affordability.		COT to confirm if this change is acceptable - affordability issue.	
Design & Construction	3.8	Parking and Intermodal Transportation Links	City Spaces along the perimeter of the site should accommodate pedestrian movement and be upgraded by the presence of the new building complex.	Yes	Pedestrian sensitativity has been incorporated into the design.		Not indicated on plans. Demonstrate it.	

		RFP Output Specifications		TTC Compliance	TTC Reference	3	4	5
		Developed by the City of Tshwane		(Yes / No)	Bidders Proposal + Methodology Statement	TA Concerns	Review Comments	Recordial Of Agreement
Design & Construction	3.8	Parking and Intermodal Transportation Links	The Vermeulen Street entrance/exits from Sammy Marks must be coordinated with public parking entrances to the new Municipal HQ on the North side of Vermeulen, and various means must be created for Sammy Marks parkers to have convenient access to the new Municipal HQ; and, for new Municipal HQ garage parkers to have convenient access to the amenities in the Sammy Marks complex.	Yes	The pedestrian access to the Municipal HQ is adjacent Sammy Marks and easily legible and accessible. Vehicular access to the building is from the opposite side of the site.		Building is developed in isolation and not integrated with Sammy Marks - must be demonstrated and indicated on plan	
Design & Construction	3.8	Parking and Intermodal Transportation Links	Bidders must attempt to eliminate or limit any need for persons parking in the new COT HQ building to circumnavigate the new complex to enter or exit the garages, or to undertake circuitous approaches to the New Municipal HQ that waste time and patience.	No	The entrance to the basement is located off Johannes Ramokhoase street to the north. The fall of the site prevents access from other streets. A previous proposal to enter VIP's from Lilian Ngoyi has been omitted after discussions with the city.		Indicate circulation routes and vehicular movement.	
Design & Construction	3.8	Parking and Intermodal Transportation Links	Bidders must propose methods of easing kombi taxi problems in the nearby streets and nearby problem points. Please note that kombi taxis will not be allowed to park along Proes Street as at present.	Yes	There is a taxi drop-off on the corner of Lilian Ngoyi and Madiba streets		This does not address the issue. A solution should be proposed to ensure that in future taxis will not use the open spaces as parking.	
Design & Construction	3.8	Parking and Intermodal Transportation Links	It must be possible to quickly lock down entrances to the New Municipal HQ, nevertheless allowing controlled pedestrian/automobile access in lock down conditions. This must be so designed to reduce security personnel costs over the term of the concession.	Yes	This has been accommodated in the design by screens that slide across the south side of the site sealing off the plaza. Exposed windows on the corners will have roller screens to protect the ground floor windows on the corners of the building from vandals.		Roller shutters not indicated on plans / sections and has it been costed? Confirm extent on ground floor.	
Design & Construction	3.8	Parking and Intermodal Transportation Links	The garages must have staffed ingress/egress points with booms, possibly supplementary roll down or other gates for full lock down security control. (All access control measures to be proposed by bidders in the RFP)	Yes	Booms as well as roller shutter doors have been provided		Noted and indicated on floor plan.	
Design & Construction	3.8	Parking and Intermodal Transportation Links	There must be provision for a contract carwash/detailing service that allows cars to be washed where they park with recycled water, revenues for account of bidder.	Yes	This is provided as a service by O&M		Note the requirement for the grease trap for the car wash as per regulations to be indicated	
Design & Construction	3.8	Parking and Intermodal Transportation Links	A garage level, VIP entrance with its own secure garage level lobby with non stop elevator access to the Office of the Executive Mayor/Office of the Speaker and Council is required. This is a commercial requirement.	Yes	The mayor has a dedicated lift from a secure lobby in the basement directly to his office. This area also has a secured parking area. The speaker has a lift that will be monitored and can be controlled to have private dedicated access from the general basement to the second floor. This has all been agreed in consultation with the city.		COT to confirm. Security Consultant to comment. Has been indicated on plan.	
Design & Construction	3.8	Parking and Intermodal Transportation Links	There must be a waiting place with ablution facilities, for VIP drivers, security staff to be accommodated in conjunction with a parking area that can be secured when needed, used by the public otherwise.	Yes	There are two such areas provided. One is located in the general parking area, and the other is specific to the mayor and is hence in his secured parking area		Noted	
Design & Construction	3.8	Parking and Intermodal Transportation Links	The garage, indeed virtually all below plinth level tenancies should be designed and substantially operated as revenue generating operations under the management of Private Party or sub contractors, net revenues to be applied as an offset to project costs, capex or opex.				FM Consultant to comment.	
Design & Construction	3.8	Parking and Intermodal Transportation Links	Ramps must be well designed with generous turning radii where needed. Swept path analyses of Bidders garage designs will be required at RFP time.	Yes	Circulation around the ramps is 8.4 metres. Adequate circulation is thus provided		Noted - Structural / Civil Eng to comment	
Design & Construction	3.8	Parking and Intermodal Transportation Links	The fall of the natural ground level from Church to Proes Street of approximately 6 meters (to be confirmed), is expected to support double volume retail spaces along Proes Street.	Yes	The fall across the site is not as much as 6m and therefore does not permit double level retail. Retail enablement will occur within the 3.35m height afforded by the headroom in basement 1		COT to confirm / agree. Civil Engineer to comment.	
Design & Construction	3.8	Parking and Intermodal Transportation Links	The fully developed design solution in regards to all design considerations will be at the discretion of the Bidders. All drawings and other media necessary to confirm design effectiveness in this regard must be provided.				Awaiting area plans and some info still outstanding	
Design & Construction	3.9	Central Outdoor Open Space	The COT HQ buildings should be designed in such a way that they allow for a generous open public/central square that will have distinct and clearly defined public/pedestrian spaces inviting use, accessed from the Sammy Marks and the Vermeulen Street pedestrian entrances, also from the VIP elevator, with provision for catering and event management via the service elevators in one or more of the complex buildings, or caterer use from basement of the elevator to plinth also used normally for handicapped access from basement to plinth	Yes	It has been established that this needs to be behind the 'security line'. The open space is planned to be on the elevated plaza behind the chamber. This allows for access to the kitchen and service areas. It also provides a secure space for functions and has the ability to be covered should the need arise.		COT to confirm this meets their requirements. Security Consultant to comment.	
Design & Construction	3.9	Central Outdoor Open Space	Clever ways for providing a permanent superstructure for weather protected civic events in the square plaza must be proposed/enabled.	Yes	The private plaza (mentioned in 3.9 above) can be covered by a tent structure that can be supported by stay cables tied to eyelets permanently fixed to the main structure.		Structural Engineer to comment on system provided / proposed.	

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Design & Construction	3.9	Central Outdoor Open Space	The ready availability of such structure would eliminate the need for marquees as these are normally used.	Yes	Anchor points will be provided for tent structures		Structural Engineer to comment on system provided / proposed.	
Design & Construction	3.10	ICT and Telephony Specifications	An ICT "dark room" will remain where it is in the Sammy Marks Square complex. New Munitoria backbone cabling will lead back to this dark room or to an additional dark room built within the facilities with reticulation of ICT connectivity via the patch rooms in the New Municipal HQ. Backbone will be CAT as specified by the City's ICT department.				Electrical / Electronic Engineer to confirm	
Design & Construction	3.11	ICT and Telephony Specifications	The dark room(s) will be built or expanded at project expense for the bricks and mortar portion only. ICT related costs of equipping the dark room will be borne by the City unless otherwise later negotiated.				COT to confirm. Electrical / Electronic Engineer to confirm	
Design & Construction	3.11	Vertical Transportation	Vertical transportation solutions within the New Municipal HQ must be holistically designed to provide maximum efficiency and value for money. Generous stair ways, all with direct access to copious amounts of natural light must be the first vertical transportation alternative that invites the attention of every user of the New Municipal HQ. Vertical transportation will be deemed to be part of the bidder's availability risk management equation,	Yes	The Municipal HQ building is a 'walk-up' 3 storey building. Generous stairs have been provided adjacent the lifts in an effort to encourage walking instead of catching lifts.		Noted	
Design & Construction	3.11	Vertical Transportation	Elevators too must provide access to natural light to the maximum practical extent.	Yes	The main elevators are vision elevators that have views over the public plaza.		Noted	
Design & Construction	3.11	Vertical Transportation	Public elevators are for public use only. No goods, cleaning or catering staff are to be allowed on the public/staff elevators except in emergency situations to be defined. Infractions will generate penalty regime deductions under an associated service level agreement, or other arrangement.	Yes	The public elevators are separate from the service elevator and hence are not needed for transportation of goods.		Noted	
Design & Construction	3.11	Vertical Transportation	Service elevators are to be provided to support service related activities, and are not to be used but in exceptional circumstances by staff and public. The latter can do double duty as the fireman's elevators, these to be adjacent to and in the same fire surround as the fire stairs.	yes	The service elevator is centrally located and does duty as a firemans/stretchers lift. There is no stair within the fire surround as the fire stair is located a little distance away.		Noted	
Design & Construction	3.11	Vertical Transportation	The fire stairs must be generous and can be exposed to weather and natural light. All emergency exits and emergency stairs must comply with all fire regulations.	yes	Fire stairs are 1500 wide, but are enclosed and not open to the elements.		Fire consultant to confirm. Detail layout of stairs to be discussed in next phase of agreement. Adequate handrails etc. to SANS requirements to be provided.	
Design & Construction	3.11	Vertical Transportation	Emergency stairs may be hung outside the building envelope, with landings suitable for various uses possibly serving smokers, noting that the entire complex will otherwise be a no smoking facility. All emergency stairs must be suitable for easy rescue in emergency situations. Any such stairs hung outside the building envelope, descending to top of plinth could re-enter the envelope from plinth top slab to street level.	yes	Stairs deposit people onto the street or onto the plaza level. In accordance with requirements from fire consultant.		Smoking facilities? Green building consultant & Fire consultant to comment.	
Design & Construction	3.11	Vertical Transportation	Only securely managed goods elevators will travel from garage to above plinth floors under reliable security measures to be determined by bidders and must comply with the COT requirements. The services elevators must have glazed enclosed "lobby" areas as a security buffer or goods staging zone at below plinth entrances to these elevators.	yes	This has been provided		Security consultant to comment. FM to comment	
Design & Construction	3.11	Vertical Transportation	Public elevators (VIP elevator only exception) will travel from garage levels to top of plinth level into the public spaces outside of building level security lines only. Another set of passenger elevators from top of plinth "ground floor" on the secure side of individual building level security lines to the floors within the buildings. This is a security requirement. A means for promoting collaborative contact and ways of minimizing elevators should be explored.	yes	The public elevators deposit the public WITHIN the building on the plaza level - not on the plaza outside. A separate set of elevators provide vertical transportation behind the 'security line'		Noted. Security Consultant to comment.	
Design & Construction	3.11	Vertical Transportation	The dedicated VIP elevator may have capacity to stop at other floors, but may not be called by general staff, ergo card access. This elevator must comfortably accommodate parties of 10 or more, and must be able to accommodate a stretcher for health emergency evacuation of VIP's or others in a medical emergency. This elevator may have access to natural light sources, security issues should be considered by bidders.	yes	The mayors VIP elevator complies with these requirements.		Noted.	
Design & Construction	3.11	Vertical Transportation	Escalators must be used minimally, may only travel one level per rise and must be energy saving. Ideally escalators must be used only in high peak demand areas, possibly from garage to top of plinth into the public square. Escalators must always be twinned with generous open stairs so located as to invite stair use over elevator use.	yes	No escalators are currently proposed.		Noted	



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Design & Construction	3.11	Vertical Transportation	Service elevators should be designed to accept tall loads. All elevators must be designed with all the relevant safety measures in place including two way communications in manner to be determined.	yes	Tall loads can be accomodated with a 2.7m high ceiling height		Is this 2,7m in the Elevator? Is two way communication provided? Mechanical Engineer to comment.	
Design & Construction	3.11	Vertical Transportation	Inter building bridge links as part of the vertical transportation load and availability risk management equations will be considered subject to overall design impact, security impact and fire spread threat issues.	yes	vertical circulation is seen as integral with the bridge links between the floor compartments		Fire Consultant to confirm. Security Consultant to confirm.	
Design & Construction	3.11	Vertical Transportation	A credible plan and travel paths for the handicapped must be implemented, a plan that also provides designated health emergency evacuation for individuals suffering heart attacks, strokes or other life threatening events.	yes	A handicapped consultant has been appointed and will be consulted at all stages of the design and implementation process		Plan to be demonstrated and indicated. No documentation submitted.	
Design & Construction	3.11	Vertical Transportation	Medical triage and related services may or may not be provided in manner to be determined by the City's Health Clinic already in operation in the Sammy Marks complex.	yes	Note		COT to confirm requirements.	
Design & Construction	3.11	Vertical Transportation	The Clinic may be asked to provide a sick child care service or a rest area for staff who may suffer short duration health events during the work day, this as an extension of triage services as a VFM contribution to the Project, none of these part of the PPP.	yes	There is a medical facility that has now been included in the space planning of the building		Space planner to comment & confirm.	
Design & Construction	3.12	HVAC Mechanicals	The heating/cooling/ventilation system must be a sustainable energy efficient solution. The ventilation system must set a sustainable example for government accommodation needs now confronted with sustainable energy challenges likely to continue in perpetuity	Yes	Commercially acceptable solution provided to meet GBCSA Green Star Rating and SANS requirements. Refer to clause 2.3 and 8 for detail method statement in HVAC Baseline Report.		Green Consultant and Electrical Engineer to comment	
Design & Construction	3.12	HVAC Mechanicals	The detailed cooling/heating comfort band performance specs will be provided with as a Briefing Note.	Yes	With the proposed air-conditioning system it is possible to control indoor air temperature from 19°C to 24°C for summer and winter. The indoor relative humidity can be controlled to 50±10%. These control settings are adjustable through the Building Management System and can be relaxed/optimized during building operation with subsequent energy savings. For the detailed cooling/heating comfort band performance specs refer to clause 2.2 and 3.3 in HVAC Baseline Report.		Mechanical Engineer & Electrical Engineer to comment	
Design & Construction	3.12	HVAC Mechanicals		?	?			
Design & Construction	3.12	HVAC Mechanicals		?	?			
Design & Construction	3.12	HVAC Mechanicals	The City will consider means for supplemental capacity in selected areas only for discretionary use, possibly at a usage rate to be paid on a call out services basis outside of unitary, noting that in some areas, like patch rooms/ICT darkrooms, that chiller based HVAC will be required from the outset.	Yes	Patch rooms and IT rooms will be air-conditioned by dedicated DX air-conditioning units.		Mechanical Engineer to comment	
Design & Construction	3.12	HVAC Mechanicals	The use of solar energy for domestic hot water, for recharging UPS batteries or any other purpose is invited. All such potential uses to be future enabled in building structure, roof stub ups, etc. The City's Electricity Department is keen to see and support extensive use of alternative energy solutions for the building(s).	Not part of HVAC			Green Consultant to comment	
Design & Construction	3.12	HVAC Mechanicals	Vertical air flow stacks can be located within or without the base building envelopes consistent with optimal space planning and cost of occupancy considerations.	Yes	Dedicated vertical air flow stacks are provided through the building to enable dedicated exhaust points for printers, copiers, etc.		Mechanical Engineer to comment	
Design & Construction	3.12	HVAC Mechanicals	Ducting/venting or sprinkler solutions must not materially compromise slab to slab clearance heights otherwise available on any floor including basement levels. The venting of air must take public, pedestrian spaces and neighboring buildings into account in regards to noise, odor pollution, or venting air velocity.	Yes	Air distribution ducting is located in a ceiling void of 800mm that is typical for buildings served by central air-handling units. The slab to slab height in the basements and floors will be in line with commercial norms. Care were taken with noise and discharge of fumes so as not to create a nuisance to the public or neighboring buildings.		Previously it was noted that ceiling void is 790mm - to be confirmed - if 800 it may require void sprinklers. Mechanical & Fire consultants to comment.	
Design & Construction	3.12	HVAC Mechanicals	The role of façade and fenestration treatments in the context of mechanical load attenuation will be a matter of Bidders design creativity.	Yes	Refer to envelope performance summary sheet in the Green Building Summary report for detail method statement.		Green Consultant to comment & Mechanical Engineer to comment	
Design & Construction	3.12	HVAC Mechanicals	Mechanical solutions must be such that a fire emergency in one building will not require immediate evacuation of the other buildings.	Not part of HVAC			Please provide information regarding the requirements - more with ventilation that forms part of HVAC & Smoke Extract	
Design & Construction	3.12	HVAC Mechanicals	The COT buildings must be designed in such a way that even the effective destruction of one building can be cured with the other buildings remaining in service. The same goes for biohazards.	Not part of HVAC			Please provide information regarding the requirements - more with ventilation that forms part of HVAC & Smoke Extract	

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Design & Construction	3.12	HVAC Mechanicals	The disaster mitigation and recovery benefits of a multi building, low rise complex represent lessons learned in the Munitoria fire.	Not part of HVAC			What has been applied from what has been learned?	
Design & Construction	3.12	HVAC Mechanicals	All or some substantial portion of the New Municipal HQ must perform as a sustainable command center such that this "strong center" complex can operate at all times and in all circumstances.	Yes	All ventilation systems will be on emergency/standby power supply.The Air Handling units and single stage evaporative cooling system will also be on emergency/standby power supply. Single stage evaporative cooling will therefore be available in the event of a power failure.The heating systems will not be on emergency/standby power		Mechanical Engineer to comment	
Design & Construction	3.13	Bulk Earth Works	All site preparation work will be carried out by the bidder as part of an anticipated early works programme. Bidders will be expected to submit an Early Works Contract as a distinct part of their bid package, such Contract anticipating early works, including bulk earth works, proceeding into above ground construction of the slab and column structure of the complex, including the garage, portions of which might be placed in commercial operation prior to full completion of the HQ complex above plinth.				?	
Design & Construction	3.14	Design Build for Relocation	The building design must allow flexibility during the Landlord and tenant fit out process of one building such that it will not have a negative impact on the operations of the other buildings.				?	
Design & Construction	3.14	Design Build for Relocation	Moving into the new buildings will follow a related phasing scheme in accordance with the PPP Agreement, noting that the City itself will not have the ICT connections capacity to effectively support moves of more than a few hundred staff members at a time. The City's ICT staff will be insufficient to provide confirmed connectivity to higher numbers than that in the course of approximately one working week (unless this capacity is supplemented in manner to be determined).				COT / FM to comment	
Design & Construction	3.14	Design Build for Relocation	Such a fast track approach will require phased occupancy approvals at all levels with the plinth in its entirety, followed by occupation certification of buildings above the plinth.				COT and TTC to confirm	
Design & Construction	3.14	Design Build for Relocation	Firm decisions as to how much existing furniture will be retained have not been made. The City may elect to continue buying furniture, with the notion that any such furniture would meet availability and churn/life cycle cost criteria to be established, such furniture to be taken over by Private Party on a mutual VFM basis to be determined.				COT / FM to comment	
Design & Construction	3.15	Urban Planning Constraints and Guidelines	Already approved Inner City frameworks of the City and the National Department of Public Works will be made available to bidders in the Data Room. These include the City's streetscape design guidelines, among others. Bidders should be able to explain extensively how these frameworks were taken into account in their proposals.				Application of the City's streetscape design guidelines to be detailed and explained	
Design & Construction	3.16	Water Shedding and Conservation	Possible use of water from the water table, must be evaluated for various uses within the New Municipal HQ.				? No feedback	
Design & Construction	3.16	Water Shedding and Conservation	Fresh drinking water in the New Municipal HQ might be provided by the City from within the site or from its Apies River sources or in other manner to be determined, to the extent practical.				Wet services consultant to confirm / comment.	
Design & Construction	3.16	Water Shedding and Conservation	Toilets will be dual flush or better, noting that dual flush toilets do not reliably lead to actual savings as they are in part dependent on behaviour. Gray water recycling must be investigated and/or proposed.				? No feedback	
Design & Construction	3.16	Water Shedding and Conservation	At least one modest water feature in the above plinth environment is required.	Yes	Reference Behind the Scenes, Water for strategies to decrease potable water consumption including grey water harvesting and efficient fittings		Water feature noted on the 3D at the main entrance - Green consultant to advise regarding efficiency etc.	
Provision of Accommodation	4.2.2	Indoor environment:	designing and operating the building/s ensuring that it is healthy for its occupants.					

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			Developped by the City of Tshwane	(Yes / No)	Bidders Proposal + Methodology Statement	TA Concerns	Review Comments	Recordial Of Agreement
Provision of Accommodation	4.2.2	Furniture	The Private Party will provide and install furniture to all offices based on the City of Tshwane norms and standards as may be adapted for VFM reasons and availability risk management (including churn impacts).	Yes	Reference Green Building Summary, Interventions, Indoor Environmental Quality section for a description of all IEQ interventions as well as In My Space section for more detail on how the building has been designed to be healthy for it's occupants.		Comment should be at 4.2.2 Indoor Quality and not furniture - Indoor quality - Mechanical and Green Consultants to comment. Furniture noted in a different clause / spec. Space planner to advise	
Provision of Accommodation	4.2.2	Electrical	Ensure that the overall architectural design of the building accommodates electrical cabling either by way of Concealing all cabling and Exhibiting / displaying cabling in decorative and aesthetically pleasing design approach.				Electrical Engineer to comment	
Provision of Accommodation	4.2.2	Electrical	The Private Party will ensure that the available capacity will meet the load requirements. Comply with the, SANS Standards and other relevant standards				Electrical Engineer to comment	
Provision of Accommodation	4.2.2	Electrical	Provide energy efficient equipment throughout.				Electrical Engineer to comment	
Provision of Accommodation	4.2.2	Electrical	Provide automatic staged power factor correction equipment at all substations improving the power factor to at least 0,98.				Electrical Engineer to comment	
Provision of Accommodation	4.2.2		Provide energy metering and sub metering per building, ministry, department, or division.				Electrical Engineer to comment	
Provision of Accommodation	4.2.2		Provide protection against lightning strikes to minimum protection level 3. Provide surge protection.				Electrical Engineer to comment	
Provision of Accommodation	4.2.2	Provide Emergency Diesel Generators:	The emergency diesel generator will be provided for emergency lighting (internal & external), uninterrupted power systems, all electronic services and ventilation systems. The generator must be provided with an automatic change over system with motorized circuit breakers and electronic governor. Spring type anti-vibration pads must be used if the units will be hosted inside the building plant rooms. Sound attenuation must be provided and 1/3 dummy load must be provided. The generator must be rated to deliver prime rated power to ISO 8528 Specification. The generator diesel day tank capacity will be for a minimum of 12 Hours continues use.				Electrical Engineer to comment	
Provision of Accommodation	4.2.2	Uninterrupted Power Systems:	The uninterrupted power systems will be static and true configuration. All units will be provided with isolating transformers on the output side. Adequate internal protection must be provided for surges and spikes				Electrical Engineer to comment	
Provision of Accommodation	4.2.2	Uninterrupted Power Systems:	The uninterrupted power systems will be static and true Online units and in an n+1. Static by-pass switch must be provided per unit. The UPS will be to serve all computer equipment and one socket per desk outlet. All electronic and life safety equipment must be placed on the UPS System. The battery back-up will be for 30min. and the battery life will be for 5 year and 10 years. All units must batteries must be provided with a battery management system. The vendor shall provide both costings. The plant room hosting the UPS must be provided with Air conditioning not exceeding 21°C.				Electrical Engineer to comment	
Provision of Accommodation	4.2.2	Lighting:	Artificial illumination levels are to be in accordance with norms and standards for SAPOA Grade A accommodation and with the following minimum requirements: Office environment 450 Lux, Parking 100 Lux, Public open space 5 to 10 Lux				Electrical Engineer to comment	
Provision of Accommodation	4.2.2	Lighting:	Default light fittings for office areas must be of the suspended up down type high colour single tube or similar considered as part of the overall energy, heat gain solution for the buildings. Alternatives to be motivated in holistic terms				Electrical Engineer to comment	
Provision of Accommodation	4.2.2	Lighting:	Emergency Lighting must be provided in all areas of the building and externally.				Electrical Engineer to comment	
Provision of Accommodation	4.2.2	Lighting:	Ensure that all wire ways and routes are part of design of interior spaces to avoid wire ways and routes appearing as design oversight.				Electrical Engineer to comment	
Provision of Accommodation	4.2.2	Lighting:	Ensure that wire ways and routes are accessible for repair and maintenance exposed cable trays welcome				Electrical Engineer to comment	
Provision of Accommodation	4.2.2	Security:	Provide access control systems to the building/s which are safe and user friendly.				Electrical & Safety Consultant to comment	

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			RFP Output Specifications Developped by the City of Tshwane	TTC Compliance (Yes / No)	TTC Reference Bidders Proposal + Methodology Statement	3 TA Concerns	4 Review Comments	5 Recordial Of Agreement
Provision of Accommodation	4.2.2	Security:	The system shall be capable of controlling visitor movement, allow for staff management and manage Private Party operations ,				Electrical & Safety Consultant to comment	
Provision of Accommodation	4.2.2	Security:	All systems shall be flexible to cater for the individual need of the different Departments / departments.				Electrical & Safety Consultant to comment	
Provision of Accommodation	4.2.2	Security:	Digital Recorded System: A digital recording system shall be installed which will protect all main- and secondary entrances.				Electrical & Safety Consultant to comment	
Provision of Accommodation	4.2.2	Security:	All systems shall be linked to a control room from where the equipment can be controlled.				Electrical & Safety Consultant to comment	
Provision of Accommodation	4.2.2	Security:	Ensure that wire ways and routes are part of the interior design process to prevent wire ways and routes from appearing as design oversight				Electrical & Safety Consultant to comment	
Provision of Accommodation	4.2.2	Security:	Ensure that wire ways and routes are accessible for repair and maintenance.				Electrical & Safety Consultant to comment	
Provision of Accommodation	4.2.2	Wet Services	Water services installations shall comply with all necessary statutory requirements	YES	Refer to Wet Setrvices Write up, specially Introduction where relevant codes are recorded.		Wet services consultant to comment	
Provision of Accommodation	4.2.2	Fire	Provide Fire Safety installations to meet the requirements of the Local Authority and ensuring the safety of Tenants and other occupants in the event of an emergency				Fire consultant to confirm / comment	
Provision of Accommodation	4.2.2	Fire	Ensure that the location and appearance of fire escape stairwells are part of the interior and exterior design process so that the fire escapes do not appear as design oversight.				Part of core that wraps over building edges - part of designed façade. Fire consultant to comment as well.	

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