

PART 6

Specifications / Scope of Work

6.1 Overview

Tristan da Cunha is a British Overseas Territory governed from St. Helena, with a local Administrator. An elected Island Council is headed by the Chief Islander.

The Governor (who is also Governor of St Helena) exercises executive authority for Tristan da Cunha. The Governor, who resides in St Helena, appoints an Administrator for Tristan da Cunha.

The resident Administrator is the Head of Government and acts in accordance with advice from the Island Council, composed of eight elected and three appointed members.

The Attorney General, (who is also the Attorney General of St Helena), is responsible for legal matters relating to the Tristan Government. Tristan da Cunha has its own legislation, but the law of St Helena applies to the extent that it is not inconsistent with local law, in so far as it is suitable for local circumstances and subject to such modifications as local circumstances make necessary.

6.2 Introduction and Background to the Project

Tristan da Cunha is a remote volcanic island in the South Atlantic Ocean. It is the most remote inhabited archipelago in the world, lying approximately 1,511 miles (2,432 km) off the coast of Cape Town in South Africa.

Tristan da Cunha territory consists of, roughly 98 square kilometres and has 250 permanent inhabitants plus a variable number of expat that averages a total population of about 300 inhabitants.

The only way of travelling in and out of Tristan is by boat, at least seven-ten days' trip from Cape Town South Africa.

Among other facilities the Island has a shop that service the groceries, clothing, liquor and hardware store requirements of the island inhabitants. The shop buildings structure was originally an old hospital so its arraignment is unsuitable for food storage.

The island receives its supplies in 9 trips a year using the service of vessels departing from Cape Town. In winter season there can be periods where there is no shipment possibility for about three months, this implies the necessity of some additional storage

capacity, the currently limited space leads to some items be held in containers off site. Also the limited space in the shop leads to an increase in time needed to restock.

Because of the above, in order to facilitate operations and increase comfort for the customers and employees it is necessary to upgrade the existing facility to a properly designed shop.

6.3 Scope of works (Description of the service)

The Contracting Authority requests capable and competent Professional Service Providers for the provision of consulting service for **the design for the Rebuilding of the Existing Shop (Convenience Store) in Tristan da Cunha Island**

It is envisaged that to complete the deliverables comprised in the stages included within this scope and mentioned lower in this document, the input from an architect, a quantity surveyor, a structural engineer, a mechanical engineer and an electrical engineer will be required. The architect will create a consortium or subcontract the needed team of other professional service providers to complete the work to the Contracting Authority's satisfaction and will be the leader and project coordinator of such a team.

The Contracting Authority require the standard full service from the above mentioned professional service providers related to INCEPTION, CONCEPT AND VIABILITY and DESIGN DEVELOPMENT stages. The service though, will exclude any function related to obtain documentation or permits from the municipal authorities or approvals from government organizations unless it is stated in this IIT

The scope of work is intended to assess the existing building mentioned on clause 6.2 above and propose additions, alterations, modification or/and demolitions in order to suite adequately its purpose in the retailing industry.

The Service Provider will produce a complete set of Detailed Drawings, design report, Specifications and an estimated cost of the construction works with a breakdown in a Bill of Quantities

6.4 Specifications

It is a requirement that the shop provides service to the customers while construction works take place. It is suggested to address the shop as future new construction and the existing buildings to be modified, alter, demolished and rebuild or a combination of all to produce the new store and chillers area.

The designed building must be inclusive but not limited of the following:

- To have the adequate space (Approximate expected total area of 1130 m²) and layout to make it properly operational in its purpose and must comprise:

- (a) Administration offices
 - (b) Restrooms facility for employees and the public
 - (c) Shop with zones for groceries (fresh and frozen), clothing, hardware, liquors
 - (d) Storage
 - (e) Freezers/Chillers
 - (f) Preparation and selling of cooked food
- Security systems including external CCTV and shutters
 - Fire system including internal fire doors, sprinkler systems & alarms
 - Independent renewable electricity supply e.g. solar energy (Grid electricity for backup)
 - Waste disposal systems
 - New tills with conveyors and weighing equipment
 - Sufficient freezer/chillers especially for fruit and veg
 - Temperature control system
 - Sufficient equipment and facilities for food preparation areas

The new building should not be more than 1 storey and must be designed to withstand intense wind loads, aggressive saline environment and significant rain especially in the winter season.

Access to the store area has to be provided considering that the arrival of goods from the harbour is in relatively small transportation means. The shipment crates are offloaded in the zone opposite the shop (see picture) and from there taken into the stores manually. Consideration must be given to improving this process.

The project deliverables at all stages will be delivered electronically to: financeofficer@tdc-gov.com. The drawings will be delivered in CAD format and PDF format. The specifications will be delivered in PDF format, the project program using MS Project and the estimated budget breakdown in PDF AND Excel format. The island has limited bandwidth, and large attachments might be delaying/blocked. If you are sending heavy documents, please send them separately, and warn the recipient separately.

At the end of every stage the Service Provider will produce a summary report with all the relevant information related to the work done that will have to be approved by the Contracting Authority

At time of tender the service provider will produce a programme that reflects the tasks, deliveries to the Contracting Authority and milestones of the project. After the commencement of the contract this program will be kept updated weekly and report accordingly to the client. Such a program is expected to have the completion date 60 days after the commencement date.