

Clarifications for the tender document Contract No: 03-2020

Clarification No: 03-2020-006

1. Area of convenience store portion and if possible the breakdown of:
 - 1.1 % of Retail area non refrigerated goods
 - 1.2 % of Retail area fridges
 - 1.3 % Kitchen
 - 1.4 % Seating/coffee shop
 - 1.5 % office
 - 1.6 % receiving and non-refrigerated storage
 - 1.7 % Changerooms and Ablutions
 - 1.8 Largest undivided floor area
2. Area of cold storage portion and if possible the breakdown of
 - 2.1 % of cold storage at 2 to 5°C Cold room
 - 2.2 % of cold storage at -20°C Freezer room
 - 2.3 % of cold storage for circulation
 - 2.4 Height of storage
3. Applicable Standards for HVAC and Refrigeration – South African/British/Ashrae (AmericanLocal support)
 - 4.1 Is there a local refrigeration technician
 - 4.2 Which systems can be specified and supported for refrigeration
 - 4.3 Where is equipment sourced from and is there a brand preference
 - 4.4 Which systems can be specified and supported for Air Conditioning

5. Design Conditions

- 5.1 % of Retail area non refrigerated goods (21°C winter - 24°C summer –air conditioning to reduce high humidity)
- 5.2 % of Retail area fridges (Fridges doors due to high humidity on island – space between fridges are provided with conditioned fresh air)
- 5.3 % Kitchen (ventilation only – no temperature control)
- 5.4 % Seating/coffee shop (21°C winter - 24°C summer –air conditioning to reduce high humidity)
- 5.5 % office(21°C winter - 24°C summer –air conditioning to reduce high humidity)
- 5.6 % non-refrigerated storage(conditioned fresh air 18 - 26°C)
- 5.7 % Changerooms and Ablutions (ventilation only)
- 5.8 Largest undivided floor area

Answers:

1. In the table below is the **our** estimates of areas required.

However, these estimates and even the size of the project are not absolutes. We are willing to consider any proposals put forward regarding the size and interior of the shop/warehouse that will provide the required level of service to the community.

Further refinement of these considerations will be made in detailed discussions with the architect/consortium once appointed as part of the interior design. Including the possibility of the inclusion of a café/seating area.

Shop		
Zone	Existing area (m2)	Needed area (m2)
Shelves (inc. chilled/frozen)	132.00	240
Tills	20.00	40
Cooked meals and food preparation area	19.70	40
Offices	28.70	30
Liquor sales	13.00	15
Entrance	11.00	15
Sub Total	224.40	380

Warehouse		
Zone	Existing area (m2)	Needed area (m2)
Store	336.00	600
Freezer	75.00	150
Sub Total	411.00	750

Total	635.4	1130
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Due to the irregularity of shipping (sometime three months) the Warehouse and freezer storage will need to be considerably larger than would normally be expected for a convenience store of this size.

N.B Changing rooms are not required.

2. As per the above

3. South African

4. Local Support

4.1 Yes

4.2 No preference but must be simple and inexpensive to maintain with local staff

4.3 UK/South Africa – no brand preference

4.4 No preference but must be simple and inexpensive to maintain with local staff

5 Design Conditions

5.1 -5.7 . The Assumptions made in Red above are reasonable. Further refinements of the above can be made in discussion with the appointed architect/consortium.

However, please note that designs including temperature control that are able to maintain acceptable temperatures that do not involve air conditioning may also be acceptable

5.8 – Unknown at the moment but may be larger than 500m² depending on design of warehouse area.