



ANNEXURE "A1"
SCOPE OF WORK
AHT26887

Tender: Technical Assessment, and Repair/Replacement of Fire Detection System

1. PURPOSE

The purpose of this tender is to appoint a qualified and certified Fire Detection Specialist Company to:

- Perform site inspections of all current installations, including legacy and non-operational systems.
- Provide technical and commercial proposals for three defined upgrade/replacement scenarios.

Table 1: List of Equipment

QTY	Description
43	VESDA LaserPlus VLP-000
11	VESDA LaserScanner VLS
30	VESDA VLP Remote Display – 7 Relays VRT-200
10	VESDA VLS Remote Display – 7 Relays VRT-400
7	VESDA VLC-505
2	Fire Panels

2. BACKGROUND

- Existing VESDA fire detection systems installed in PetroSA facilities operating in Mossel bay are partially non-functional, with known equipment failures and obsolete components.
- Previous fire testing records (i.e. 2025) identified multiple buildings (± 20) with inadequate fire detection coverage.
- Some of the fire detectors have been decommissioned due to inability to source replacement spares due to obsolescence, thus resulting in fire safety compliance and exposing business to safety risks.

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3. SCOPE OF SERVICES

3.1. Site Audit and Assessment

The contractor is expected to:

- Conduct physical inspections of all fire detection installations across all buildings at GTL Refinery (Substations, Satellite Buildings, Workshops, Office Buildings), GTL Refinery Main Administrative Building, Voorbaai Tankfarm Buildings, Logistics Base and Centre of Excellence.
- Verify:
 - System configuration and architecture
 - Detector types (VESDA, point detectors, etc.)
 - Operational status (functional, degraded, failed)
 - Coverage adequacy vs building risk classification
 - Compliance with applicable standards (e.g., SANS 10139, and NFPA 72 were applicable)
- Identify:
 - Fault conditions and disabled zones
 - Obsolete/end-of-life equipment
 - Gaps in detection coverage
 - Integration status with fire panels and control systems (if applicable)

3.2. Documentation Review

- Drawings
- 2025 fire test reports
- Highlight discrepancies between as-built vs actual installations

3.3. Deliverables – Audit Report

A detailed report must be submitted including:

- Condition assessment (graded: Good / Fair / Poor / Critical)
- Technical assessment
- Identified risks and critical failures
- Recommended corrective actions

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3.4. REQUIRED PROPOSALS (2 SCENARIOS)

Vendors must submit separate, and clearly structured proposals for each of the following, where applicable, showing a schedule of work.

Note: PetroSA shall have the right to execute the whole service of part thereof over a period of time as deemed fit for PetroSA.

Scenario 1: Replacement of Legacy/Non-Operational Systems with New Like-for-like Equipment – Duration: 3 months

- Replacement of all faulty, obsolete, or decommissioned detectors with current generation like-for-like systems
- Retain functional existing infrastructure where viable.
- Including:
 - Integration with existing systems
 - Commissioning and testing plan
 - Updated drawings

Scenario 2: Full Replacement of All Existing Systems – Duration: 6 months

- Complete removal and replacement of all existing equipment, regardless of condition.
- Supply and install new generation fire detection system
- Include:
 - New system architecture
 - Panel upgrades (if required)
 - Network/integration considerations
 - Redundancy and future scalability
- Develop a multi-phase upgrade plan prioritising:
 - High-risk areas
 - Non-compliant installations
 - Critical infrastructure
- Proposal should include, but not be limited to:
 - Area breakdown showing schedule
 - Cost Breakdown per area
 - Risk reduction per area

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- Operational impact during implementation

- Buildings

Area 1	
Building	SUB Buildings
EE-61-10	SUB13
EE-61-11	SUB01 / SUB02
EE-61-20	SUB04
EE-61-30	SUB15
EE-61-31	SUB14
EE-61-40	SUB05 / SUB10
EE-61-41	SUB19
EE-61-42	SUB11
EE-61-50	SUB23
EE-61-51	SUB06
EE-61-60	SUB24
EE-77-14	SUB17 / SUB18
EE-77-15	
EE-77-18	SUB03 / SUB25 / SUB26
Lab CFR	
Lab GC	
Lab HF Acid	
Lab Process	
Lab Research	
Lab Water Quality	
78-75/2 Voorbaai Sub Station	

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Area 2	
Admin Conference Auditorium	Admin Post Office
Admin Conference Reception	Admin Reception Passage A/B
Admin Doc Archice	Analyser Offices
Admin HR Safe	CCR Equipment Room
Admin IT Computer Room	CCR SAP R3
Admin IT Offices	CCR UPS Room
Admin Library	Chemcat
Admin PABX Scanner	Warehouse
Admin Passage C/D	77-77 Voorbaai CCR
Admin Petty Cash	

Area 3	
Analysers_Electrical W/S	Model & Training
COE BLOCK A	Production (CHUBB)
COE BLOCK B	Red Building
Double Storey (CHUBB)	Red Building Parkhome
GT101	Red Building Satellite Doc Center
GT102	Security Building
Inspection Building	Training Base
Medical Center	

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4. COSTING REQUIREMENTS

Each scenario must include:

- Detailed Bill of Quantities
- Equipment costs
- Installation and labour costs
- Engineering and design costs
- Commissioning costs
- Optional maintenance/service agreements
- Lead times and project duration
- Costing of quotation must be quoted in South African Rand.
- Include any Standard Safety File that is required to visit the Site (Exact specifications for the Safety file will be provided by PetroSA)

5. SITE VISIT (MANDATORY)

- A compulsory site clarification meeting and inspection will be conducted.

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