

New American Corner
Central Library, Cape Town
Client: US Consulate, Cape Town

SCOPE OF WORK AND REQUIREMENTS
GENERAL CONSTRUCTION

Purpose

The U.S. Consulate, Cape Town, seeks qualified firms to provide the following services at the American Corner-Cape Town (ACCT), located in Cape Town’s Central Library at the corner of Darling and Parade Streets.

1. Plan and provide costing options for the needed demolition and preparation of the space including updating of the electrical, lighting, pain and plumbing requirements—ensuring that all comply with relevant city and provincial building codes.

Relying mainly on the initial designs and style guides provided develop a detailed space plan for the envisioned area and provide cost as per plans in Appendix III.

Overview of the Project

- The Public Affairs Sections (PAS) of the U.S. Consulate seeks consulting services to support the planning, renovating, equipping, and interior designing of the most functional, efficient and attractive arrangement for the ACCT.
- PAS seeks to refurbish the three rooms designated at the ACCT with modern furniture and equipment, incorporating an “American-themed” look and feel.
- Please see the American Spaces “Idea Book” which includes design, furniture and artwork examples that illustrate the concepts we are looking for at the American Corner. Most furnishings described in this document include additional links to examples – these are for reference only. We are looking for creative, attractive, modern furnishings and plans.
- American Spaces Idea Book:
https://americanspaces.state.gov/sites/default/files/files/american_spaces-idea_book.pdf

List of Appendixes

Appendix I

Basic floor plan

Appendix II

Design Plan prepared and submitted by Smithsonian Institute,

- includes color palette

Appendix III

A007/101 PLAN AT 2008 CURRENT/DEMOLITION PLANS

A007/102 PROPOSED FLOOR PLAN & SECTIONS

A007/103 NEW POWER LAYOUT

A007/501DOOR, WINDOW & BALUSTRADE SCHEDULES

Background

The US Consulate and its partner, the City of Cape Town's Central Library wish to repurpose three rooms in the existing public library to create a modern American style public library space - an American Corner (AC) – that includes:

- A public lounge that includes comfortable seating, quiet areas for consultation, a flexible floorplan facilitating various group collaboration formats, bookshelves for a 500 -volume book collection and a basic coffee kiosk
- A training room that can easily be reconfigured with movable tables
- A maker space laboratory

See appendix I for basic floor plan

The new space is currently being used as a used book store by an affiliated organisation, Friends of Central Library (FOCL). Before renovations of the new space can begin FOCL needs to vacate.

Introduction

The current American Corner, USinfo@Central (USinfo), is within the reference section of Central Library which is quite limiting both in terms of physical space and because it is an open area in the middle of a functioning library. Conducting programming is challenging without disturbing library patrons. The aim of relocating to a reimagined new space is to attract a youthful, entrepreneurial audience by providing better access to technology via flexible spaces that lend themselves to collaborative projects as well as a Maker Space tailor made for digital media and information training programs.

The new space is composed of three zones which need to have a unified look and feel that respects Central Library but is distinctly "American". With the design style we wish to highlight the U.S. as a nation that invents and makes things with "Do-It-Yourself" pride, from light bulbs to iPhones to the Mars rovers. The style reflects the entrepreneurial roots of America and encourages openness to opportunity, ingenuity, creativity and determination.

The successful firm is responsible for the assembly and installation of all furnishings and material as well as construction and clean up.

Working hours and conditions:

Contractor must be prepared to work within hours/days of the week: (set by Cape Town Library & Consulate)

All access control into the work area, dust and debris protection, noise mitigation, etc. is the responsibility of the contractor.

Room # 1 – The Lounge

As the main entrance, the lounge will include a reception area, an iPad bar, American book and media collections, seating areas where consultation and collaboration activities can take place, and a coffee kiosk with seating. The reception area should be the first thing people see when walking into the space. This should be highlighted with suspended motif with the branding and name of the space.

Demolition and Prep Requirements

1. Remove window frame from existing entrance and demolish lower wall.
2. Manufacture new Meranti wood-trimmed double door with floor springs and top light.
3. Affix new frame with doors and make good.
4. Demolish existing enquiries desk, replace carpet tiles (use panels from the lounge) and make good.
5. Extend plumbing from the men's bathroom and construct a sink and a tap for the coffee kiosk
6. Ensure sufficient power outlets for coffee kiosk (at least 5)

Flooring: durable and distinct - could be used to define each area.

- a. Coffee kiosk flooring should be tile/laminated/ vinyl so that it is durable and washable. Should be equal or approved by client to Floorworx Flotex or Norament 825. Provide a certain number of replacement tiles
- b. Reception/reading lounge area should be carpet tiles equal or approved by client to Van Dyck Modulys 08 UNIQUE, 14 CAMBRIDE, 21 XTRA. Provide a certain number of replacement tiles

Walls: Professional gypsum and plaster primer PP700
Topcoat Plascon Cashmere TCA

Room #2 - The Lab

The lab is a teaching space where a dropdown screen and projector will be used for instruction and film screenings regularly. Blackout blinds, carpeted floor and trapezoid tables and chairs will accommodate up to 40 persons using auditorium style seating or 20 with conference table and seating.

Demolition and Prep

- Install 8 x double plugs to lab floor.
- Modify windows to ensure they are both weatherproof and break-in resistant (they are currently loose and have gaps).
- Install burglar bars that have minimal visual impact on the Heritage Site building that is Central Library.

Flooring: The Lab should match the reception carpet tiles and be equal or approved by client to Van Dyk Modulys 08 UNIQUE, 14 CAMBRIDGE, 21 XTRA. Provide a certain number of replacement tiles

Walls: Professional gypsum and plaster primer PP700
Topcoat Plascon Cashmere TCA

Room # 3 - Makerspace

The makerspace is a creative space that includes space for 4 iMac editing bays and flexible table-top work areas. High-end technology will be kept in this room including printers, copiers and charging carts so a secure glass doors or trellis door will separate the maker space from the lab. The maker space needs to be fitted with lockable storage facilities either along the back wall, along the passage walls or through a creative solution.

Our desire is to increase visibility between the adjacent reference section of the library and the maker space. Two ideas have been proposed. Please quote separately for both options.

- 1) Three rectangular vertical windows will be inserted along the back wall.
- 2) Demolish the storage room and insert glass panel into existing hallway door.

Requirements

- Build and secure glass or trellis door.
- Demolish existing half wall and $\frac{3}{4}$ wall around stairway.
- Raise sewer outlet in front of exit door and cap to prevent water leakage.

Option 1

- Cut openings for 3 new fixed windows w450 x h2250 and fix.
- Improve lighting in passage way.

Option 2

- Demolish store room as seen in Appendix I.
- Remove single door and alter for glass panel insert.
- Improve lighting in former passage way.
- Cut openings for 3 new fixed windows w450 x h2250 and fix.

Flooring: Should be tiled/laminated/ vinyl so that it is durable and washable. Should be equal or approved by client to Floorworx Flotex or Norament 825 Provide a certain number of replacement tiles.

Walls: Professional gypsum and plaster primer PP700
Topcoat Plascon Cashmere TCA

Appendix I



Appendix II

Smithsonian Final Design Submittal Document, includes furniture and finish schedules (with colour palette)

Appendix III

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A007/103 NEW POWER LAYOUT

A007/501 DOOR, WINDOW & BALUSTRADE SCHEDULES

Tender Submission and Due Date: Friday, June 12, 2015.

Please submit your tenders to the Points of contacts below.

The site visit will take place on the 6/01/2015, 10h00 at Cape Town's Central Library at the corner of Darling and Parade Streets.

***** Please confirm your attendance by sending your contact details and number of people attending to the following people:**

Points of Contact

Direct all questions regarding this Invitation for Tenders to the following individual:

American Spaces Coordinator: Ms. Debbie Matthee; Tel: 021-702-7463

Email: MattheeDL@state.gov

Public Affairs Officer: John Vance; Tel: 021-702-7373

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