P.O Box 11, Corso Somalia 55, Mogadishu, Somalia
www.centralbank.gov.so
cbs.tender@centralbank.gov.so

Central Bank of Somalia

Terms of Reference for the Alternative Business Continuity Site

Demolition, Site Clearance, Construction and Commissioning
Strategic Resilience and Operations Center | Mogadishu, Somalia

1 Background and objective

The Central Bank of Somalia (CBS) invites bids for the demolition and clearance of existing buildings and the construction, fit-out, testing, commissioning and handover of its Alternative Business Continuity Site in Mogadishu.

The facility will enable CBS to sustain critical banking, currency, technology and executive functions during disruption to its primary premises or services. It will accommodate banking and cash operations, continuity teams, crisis coordination and a dedicated data centre supported by resilient building services.

This TOR sets out the scope of works, bidder submission requirements and acceptance criteria. Bidders shall read it together with the unpriced Bill of Quantities (BOQ), drawings, specifications and other documents listed in Section 9.

2 Facility and design basis

The design provides approximately **1,660 m^2 of enclosed main building area** and a separately identified **300 m^2 roof level**. The areas are indicative. Bidders shall use the issued drawings and schedules for the detailed scope.

Level	Design area	Principal functions
Basement	220 m^2	Vault, cash centre and cash machine room
Ground floor	380 m^2	Reception and screening, IT operations, data centre, power and telecommunications rooms
First floor	320 m^2	Banking and currency operations, security control and archives
Second floor	370 m^2	Management, finance, crisis coordination and SWIFT room
Third floor	370 m^2	Executive, policy and support offices

P.O Box 11, Corso Somalia 55, Mogadishu, Somalia
www.centralbank.gov.so
cbs.tender@centralbank.gov.so

Roof	300 m^2	Terrace, steel shade roof and guard area

Bidders shall raise discrepancies among the drawings, specifications and BOQ through the clarification procedure in the bidding documents. The contractor shall build from the accepted issued-for-construction drawings and obtain the Engineer's written direction before proceeding with any affected work where a discrepancy remains.

3 Scope of works

3.1 Demolition and site clearance

Existing buildings occupy the proposed construction site. The contractor shall demolish the buildings and associated structures identified in the demolition drawings and clear the designated areas for construction.

Before demolition, the contractor shall:

- Verify the demolition limits, structures to be removed, assets to be retained and adjoining property conditions. Submit a written pre-demolition engineering survey prepared by a competent person, with a photographic condition record.
- Locate and verify electrical, water, drainage, telecommunications and other services. Coordinate isolation, disconnection or capping with CBS and the relevant service providers. Protect or maintain services designated to remain in operation.
- Arrange applicable permits and submit a demolition method statement, sequence, temporary works plan, safety and emergency arrangements, traffic plan, and waste management plan for the Engineer's acceptance.
- Check for suspected hazardous materials and obtain competent assessment and approved handling arrangements where required. Confirm with CBS that the buildings have been vacated, designated CBS assets have been removed or identified for recovery, and the demolition area has been released.

During demolition and clearance, the contractor shall:

- Provide hoarding, signage, exclusion zones and temporary protection. Control dust, noise, vibration, falling debris and vehicle movements. Protect workers, neighbouring properties, public access routes and retained structures and services.
- Remove the designated buildings, slabs, foundations, obstructions and redundant services to the limits shown in the demolition documents or subsequently directed under the contract. Stop affected work and notify the Engineer if unexpected live

services, unidentified structures or suspected hazardous materials are encountered.

- Segregate and remove debris. Hand over materials designated for CBS recovery against an agreed inventory. Transport remaining waste to authorized facilities and retain disposal records. Arrange specialist removal and documented disposal of hazardous materials where identified.
- Make excavations and voids safe. Carry out any specified backfilling, compaction, grading and temporary drainage. Survey the cleared areas and submit photographs, clearance levels, waste records and details of retained or capped services.

Release for construction. The Engineer shall inspect the cleared areas against the agreed demolition limits and clearance levels. Foundation works in an affected area may begin only after the Engineer issues written acceptance for that area.

3.2 Site development and building construction

- Verify setting-out information, site conditions and utility interfaces. Provide temporary works, construction access and site protection.
- Construct the reinforced-concrete foundations, basement and superstructure, including retaining works, slabs, stairs, waterproofing, drainage and structural interfaces for lifts, plant and specialist equipment.
- Complete the envelope, roofing, glazing, cladding, partitions, ceilings, finishes, doors, sanitary facilities, lifts and accessibility provisions.
- Complete the external works shown in the drawings, including perimeter and guard facilities, generator and utility areas, vehicle and pedestrian access, parking, landscaping and external drainage.

3.3 Secure facilities and operational fit-out

- Construct the vault, cash centre, cash machine room and associated operational areas as specified. Coordinate specialist equipment, controlled circulation and building-services interfaces with CBS.
- Install the specified access control, CCTV, public address, structured cabling and monitoring systems. Verify interfaces between access control, emergency egress and fire detection.
- Complete the fit-out and service connections for banking and currency operations, SWIFT, crisis coordination, IT operations, executive and support areas.

P.O Box 11, Corso Somalia 55, Mogadishu, Somalia
www.centralbank.gov.so
cbs.tender@centralbank.gov.so

3.4 Mechanical electrical plumbing and life safety

- Install utility intake, distribution boards, standby generation, automatic transfer, UPS-backed essential services, lighting, emergency lighting, earthing, bonding and electrical protection.
- Install ventilation and air conditioning, controls, monitoring and condensate drainage for occupied and technical spaces.
- Complete domestic water storage and distribution, pumping, sanitary and stormwater drainage and on-site wastewater arrangements as specified.
- Install and commission fire detection and alarm, firefighting water supply, fire pumps and other specified firefighting equipment, emergency signage and firestopping. Verify operation on emergency power where required.

4 Data centre and ICT interfaces

The preliminary design basis is **20 racks at 10 kW per rack**, giving **200 kW of IT load**, with two rows of racks, cold-aisle containment and raised-floor air supply. The design report indicates approximately **265 kW of sensible cooling duty** and a two-duty, one-standby precision cooling arrangement. Bidders shall base their equipment selections on the issued technical requirements and demonstrate the specified capacity under site design conditions with one cooling unit unavailable.

The contractor shall provide and commission:

- Dedicated data centre UPS and batteries, bypass and isolation, critical power distribution, rack power distribution units, protection, earthing and standby power interfaces.
- Racks, cable containment, passive network cabling, patching, fibre pathways and terminations as specified, with cable schedules, labels and test results.
- Precision cooling, condensers, refrigerant systems, raised-floor air distribution, aisle containment, automatic duty changeover and environmental monitoring.
- Early-warning smoke detection, approved clean-agent suppression, access control, CCTV, water-leak detection and building management system interfaces.
- Specified monitoring workstations, displays, tools and spares, with licences, manuals and operator training where required.

P.O Box 11, Corso Somalia 55, Mogadishu, Somalia
www.centralbank.gov.so
cbs.tender@centralbank.gov.so

The tender specifications shall define the required resilience performance and any formal Tier III certification deliverable. Bidders shall show how their proposed systems meet the specified resilience, maintenance and testing requirements.

The contractor shall identify interfaces for active ICT equipment, carrier connectivity, CBS applications, cash equipment and specialist security systems in its responsibility matrix. CBS will lead application migration and operational acceptance of CBS-managed services. Tests involving live CBS services require prior approval and an agreed rollback plan.

5 Bidder submissions and contract implementation

Bidders shall submit the following in accordance with the Instructions to Bidders:

- The completed BOQ and schedules required by the bidding documents, with demolition and site clearance identified as a distinct work package.
- A works methodology and programme showing demolition, utility isolation, site clearance, construction, long-lead procurement, specialist installations, commissioning and handover.
- A preliminary demolition and site clearance methodology covering the proposed sequence, protection of retained assets, site safety and waste handling.
- Relevant experience of the bidder and proposed specialist subcontractors in demolition, building construction, building services and mission-critical facilities. Identify key personnel and their responsibilities in accordance with the qualification requirements.
- Proposed major equipment and technical compliance schedules, including evidence supporting any proposed equivalent equipment or materials.
- Bid-stage assumptions, clarifications and qualifications in the form required by the bidding documents. Bidders shall use any site visit arranged by CBS to review accessible conditions and raise uncertainties through the formal clarification process.

After award, the contractor shall submit its baseline programme, responsibility matrix, submittal schedule, inspection and test plans, detailed method statements and progress reports. CBS will coordinate contract administration and nominate its technical reviewers. The Engineer will review submittals, inspect the works, witness tests and issue or recommend acceptance within the authority assigned under the contract.

6 Environmental social health and safety requirements

P.O Box 11, Corso Somalia 55, Mogadishu, Somalia
www.centralbank.gov.so
cbs.tender@centralbank.gov.so

The contractor shall comply with applicable Somali requirements, permits and the environmental and social obligations stated in the contract. Before relevant site works begin, the contractor shall submit a site-specific environmental and social management plan covering worker safety and welfare, public protection, emergency preparedness, traffic, dust and noise, waste and hazardous materials, incident reporting and grievance handling. The contractor shall protect adjoining property and reinstate areas affected by its operations as required under the contract.

7 Deliverables and acceptance

Milestone	**Required submissions and evidence**
Mobilization	Baseline programme, organization and responsibility matrix, permits register, site logistics plan, quality plan and environmental and social management plan
Authorization to demolish	Engineering survey, demolition limits and retained-assets register, condition records, approved methodology, applicable permits and utility isolation confirmations
Site clearance acceptance	Cleared-site survey, photographs, waste transfer and disposal records, salvage inventory, service records and Engineer's written release for the affected area
Construction and installation	Accepted shop drawings, material certificates, inspection records and test reports, including records for concealed works
Integrated commissioning	Accepted test procedures, factory and site acceptance results where specified, performance and alarm logs, and evidence of defect closure
Taking over	As-built drawings, operations and maintenance manuals, asset and warranty registers, spares and tools, training records, applicable clearances and commissioning dossier
Defects period closeout	Defect resolution records, retest results where required and final closeout report

Integrated commissioning shall demonstrate utility loss and restoration, generator start and transfer, UPS continuity and bypass, cooling performance at agreed representative loads, cooling unit outage and automatic changeover, operation of monitoring and alarms, and fire and life-safety interfaces. The contractor shall submit test scripts and measurable pass criteria for agreement before testing.

P.O Box 11, Corso Somalia 55, Mogadishu, Somalia
www.centralbank.gov.so
cbs.tender@centralbank.gov.so

Taking over is subject to successful completion of the required tests, delivery of handover documents and training, receipt of applicable clearances, and closure of defects affecting safety or operation. The contractor shall correct remaining defects and repeat affected tests within the periods set out in the contract.

8 Programme and contract requirements

The bidder's programme shall show the duration and sequence of demolition, clearance, construction, commissioning and handover. The contractual completion period, warranties, defects notification period, bid submission requirements and evaluation criteria shall be as stated in the bidding documents.