



PART C3: WORKS INFORMATION

PART C3: SCOPE OF WORK

Document reference	SUPPLY, REMOVAL AND DISPOSAL OF EXISTING METAL ROOF SHEETING, AND INSTALLATION OF NEW 0.5 MM CHROMADEK IBR TRAFFIC GREEN ROOF SHEETING AT THE KOMBI SUBSTATION BUILDING WITHIN THE PORT OF EAST LONDON, FOR A PERIOD OF SIX (6) WEEKS	No of page
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C3.1 EMPLOYER'S WORKS INFORMATION

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SECTION 1

1 Description of the *Works*

1.1 Executive overview

The *works* that the *Contractor* is to perform *involve* the removal of the existing deteriorated roof sheeting and associated roof components, and replacement with new 0.5mm Chromadek IBR roof sheeting in traffic green colour.

1.2 Scope of *work*

The scope of work includes;

- Site establishment.
- Access scaffolding.
- Barricading.
- Demolition and removal of existing roof sheets.
- Assessment and replacement of damaged timber truss members.
- Application of a liquid rubber waterproofing system to the concrete roof slab.
- Installation of new traffic green 0.5mm Chromadek IBR roof sheeting.
- Replacement of fascia boards and rainwater goods
- Making good of all disturbed areas and disposal of waste material at an approved dumping site.

The Contractor shall provide all labour, supervision, material, plant, tools, equipment, temporary works, transport, and incidentals necessary for the execution and completion of the works.

1.3 *Employer's objectives*

The *Employer's* objective is to refurbish and restore the roof system of the Kombi Substation Building to ensure continued protection of the electrical infrastructure housed within the building.

The completed works are intended to:

- Eliminate roof leaks and water ingress.
- Prevent further structural deterioration caused by corrosion and weather exposure.
- Improve the operational reliability and integrity of the substation facility.
- Enhance the durability and lifespan of the roof structure and associated rainwater goods.
- Ensure compliance with applicable building, safety, and maintenance standards.

1.4 Interpretation and terminology

The following abbreviations are used in this *Work's* Information:

Abbreviation	Meaning given to the abbreviation
TNPA	Transnet National Ports Authority
PM	Project Manager
OHSA	Occupational Health and Safety Act
PPE	Personal Protective Equipment
SANS	South African National Standards
SHE	Safety, Health and Environment
QA	Quality Assurance
CIDB	Construction Industry Development Board
BOQ	Bill of Quantities
CEMP	Construction Environmental Management Plan
SMP	Safety Management Plan
CEMP	Construction Environmental Management Plan

2 Engineering and the *Contractor's* design

2.1 *Employer's* design

2.1.1 The *Employer's* design for the *works* is indicated and limited to the scope of work highlighted on **Section 1.2** of this document, which should be read and executed in accordance with the BOQ provided by the Employer.

2.1.2 The *Employer* grants the *Contractor* a licence to use the copyright in design data presented to the *Contractor* for the purpose of the *works* ONLY.

2.2 Parts of the *works* which the *Contractor* is to design

2.2.1 The *Contractor* is to design the following parts of the *works*:

- Temporary access scaffolding.
- Temporary barricading and protection systems.
- Safe working at heights systems.
- Construction sequencing and methodology.
- Temporary storage and site establishment arrangements.
- Any temporary supports required during the replacement of damaged timber truss members.

2.2.2 The *Contractor* is responsible in his design for the overall integration of the design of the *works* with the design of the *Employer* as stated under 2.1 *Employer's* design requirements.

2.2.3 Unless expressly stated to form part of the design responsibility of the *Employer* as stated under 2.1 *Employer's* design above and whether or not specifically stated to form part of the design responsibility of the *Contractor* under this paragraph 2.2, all residual design responsibility and overall responsibility for the total design solution for the *works* rests with the *Contractor*.

2.3 Procedure for submission and acceptance of *Contractor's* design

2.3.1 The *Contractor* shall address the following procedures:

- Submit detailed method statements prior to commencement of work.
- Submit scaffold designs and working-at-heights procedures for acceptance.
- Submit material specifications and product data sheets for approval.
- Submit construction programme indicating sequencing of activities.
- Submit the waterproofing manufacturer's installation procedures.
- Submit inspection and test plans.

2.3.2 The Contractor undertakes design safety reviews with the Project Manager and SHE representative.



2.4 Review and Acceptance of *Contractor* Documentation

The *Contractor* submits documentation as the '*Works* Information' requires to the *Project Manager* for review and acceptance.

2.5 Other requirements of the *Contractor's* design

2.5.1 The *Contractor's* design complies with the following:

- Occupational Health and Safety Act (Act 85 of 1993).
- SANS 10400A National Building Regulations.
- SANS 10085-1:2004 Design and use of access scaffolding.
- Manufacturer's specifications for roofing and waterproofing systems.
- Transnet National Ports Authority safety standards and requirements.

2.6 Use of *Contractor's* design

2.6.1 The *Contractor* grants the *Employer* a licence to use the copyright in all design data presented to the *Employer* in relation to the *works* for any purpose in connection with the construction, re-construction, refurbishment, repair, maintenance, and extension of the *works*.

2.6.2 The *Contractor* vests in the *Employer* full title guarantee in the intellectual property and copyright in the design data created in relation to the *works*.

2.7 Design of Equipment

2.7.1 The *Contractor* submits his design details for the following categories of his proposed principal Equipment to the *Project Manager* for his information only:

- Access scaffolding systems.
- Fall arrest systems.
- Hoisting and lifting equipment.

2.7.2 The following principal Equipment categories deployed for the *Contractor* to provide the *Works* require its design to be accepted by the *Project Manager* under ECC Clause 23.1:

- Temporary support structures.

2.8 As-built drawings, operating manuals, and maintenance schedules

2.8.1 The *Contractor* provides the following:

- Product warranties for roof sheeting and waterproofing systems.
- Maintenance recommendations for roofing and rainwater systems.
- Completion photographs.

3 Construction

3.1 Temporary works, Site services & construction constraints

3.1.1 Employer's Site entry and security control, permits, and Site regulations

- The works are located within an access-controlled operational port environment.
- The Contractor will be required to register as a Contractor with the Employer's security department located within the port premises.

3.1.2 The Contractor complies with the following requirements of the Employer:

- Obtain work permits from the Employer's Security Department.
- Ensure all personnel carry valid identification and access permits.
- Comply with all TNPA security procedures.
- Submit personnel details prior to site access.
- Ensure all personnel undergo breathalyser testing where required.

3.1.3 Restrictions to access on Site, roads, walkways, and barricades

The Contractor shall maintain safe pedestrian and vehicle movement at all times.

3.1.4 The Contractor complies with the following requirements of the Employer within the Site boundaries:

- Erect barricading around all active work areas.
- Restrict unauthorised access to elevated work areas.
- Maintain safe access routes around the site.
- Protect existing infrastructure and equipment from damage.

3.1.5 People restrictions on Site; hours of work, conduct, and records:

- The Employer maintains a zero-tolerance policy regarding alcohol and drugs on port premises.
- Normal working hours shall be Monday to Friday between 07h30 and 16h00 unless otherwise approved by the Project Manager.
- The Contractor keeps daily records of all personnel and subcontractors engaged on Site and Working Areas (including Subcontractors) with access to such daily records available for inspection by the Project Manager at all reasonable times.

3.1.6 **Health and safety facilities on Site**

The Contractor complies with all requirements stated under the Occupational Health and Safety Act and TNPA safety procedures.

3.1.7 **Environmental controls, fauna & flora, dealing with objects of historical interest**

The Contractor shall prevent pollution, excessive dust and uncontrolled waste disposal.

3.1.8 **Title to Materials from demolition and excavation**

All removed roofing material and demolition waste shall be disposed of at an approved dumping facility unless otherwise instructed by the Project Manager.

The *Contractor* has title to all Materials arising from excavation and demolition in the performance of the *works* with the exception of any materials specifically identified by the Project Manager for retention by the Employer

3.1.9 **Cooperating with and obtaining acceptance of others**

The *Contractor* performs the *works* and co-operates with TNPA operational staff and other contractors working within the port.

3.1.10 **Publicity and progress photographs**

The Contractor provides progress photographs each week showing progress archived in a PDF or Word format which is presented at each progress meeting as a progress report.

The Contractor does not advertise the contract or the project to any third party, nor communicate directly with the media (in any jurisdiction) whatsoever, without the express written notification and consent of the Project Manager.

The *Contractor* provides a notice board if instructed by the Project Manager.

3.1.11 ***Contractor's* Equipment**

The *Contractor* keeps daily records of his Equipment used on Site and the Working Areas (distinguishing between owned and hired Equipment) with access to such daily records available for inspection by the *Project Manager* at all reasonable times.

The *Contractor* complies with all applicable regulations regarding the use of Equipment.

3.1.12 **Equipment provided by the *Employer***

No equipment will be provided by the Employer.

3.1.13 **Site services and facilities:**

The Contractor shall make his own arrangements for temporary site facilities.

The Employer may provide access to water and electricity where available and approved by the Project Manager

Wherever the *Employer* provides facilities (including, *inter alia*, temporary power, water, waste disposal, telecommunications etc) for the *Contractor's* use within the Working Areas and the *Contractor* adapts such facilities for use, then the *Contractor* makes good and provides full reinstatement to the land (including all apparatus of the *Employer* and Others in, on or under the land) and surrounding areas to its original standard upon dismantling of such facilities and hand-back to the *Employer*.

3.1.14 **Facilities provided by the *Contractor*:**

- The Contractor shall provide:
- Site storage facilities.
- Temporary ablution facilities.
- Waste bins.

3.1.15 **Existing premises, inspection of adjoining properties, and checking work of Others**

The *Contractor* inspects the site and adjacent infrastructure before commencing works in conjunction with the *Project Manager*:

The *Contractor* shall inspect any interfacing works affecting the execution of the works with the *Project Manager*.

3.1.16 **Survey control and setting out of the *works***

The *Employer* provides general site information only.

The Contractor shall verify dimensions and site conditions before commencing works.

3.1.17 **Underground services, other existing services, cable and pipe trenches and covers**

The Contractor shall exercise caution to avoid damage to existing services.

Any damaged services shall immediately be reported to the Project Manager and repaired at the Contractor's cost where caused by the Contractor.

3.1.18 **Control of noise, dust, water, and waste.**

The *Contractor* complies with the following:

- Maintain clean working areas.
- Remove waste regularly.
- Prevent excessive dust generation.
- Limit noise disruption.
- Dispose of waste at approved disposal sites.

3.1.19 Sequences of construction or installation.

The sequence of works shall generally be:

1. Site establishment and barricading.
2. Access scaffolding installation.
3. Removal of existing roof sheeting and rainwater goods.
4. Repair and replacement of damaged timber members.
5. Waterproofing application.
6. Installation of new roof sheeting.
7. Installation of fascia boards, gutters, and downpipes.
8. Site clean-up and demobilisation.

3.1.20 Giving notice of work to be covered up

3.1.21 The Contractor notifies the Supervisor at least 24 hours before covering up the following elements of the works:

- Waterproofing layers.
- Timber repairs.
- Roof support works.

3.2 Completion, testing, commissioning, and correction of Defects

3.2.1 The *work* to be done by the Completion Date

On or before the Completion Date, the Contractor shall;

- Complete all roofing replacement works.
- Complete waterproofing works.
- Replace damaged timber members.
- Install all fascia boards, gutters, and downpipes.
- Remove all debris from the site.
- Submit warranties and as-built documentation.
- Correct all identified defects.

The *Contractor* is permitted to carry out the correction of defects after Completion.

3.2.2 Use of the *works* before Completion has been certified

The Employer may access portions of the works for inspection and operational purposes.

3.2.3 **Materials, facilities and samples for tests and inspections**

The Contractor provides the Employer with reasonable access to the following to inspect;

- Roofing materials.
- Waterproofing applications.
- Timber replacement works.
- Rainwater goods installation.

3.2.4 **Commissioning**

The Contractor shall ensure all roof drainage systems function correctly.

The Contractor shall conduct water testing where required by the Project Manager.

3.2.5 **Take over procedures**

The Contractor shall support the Employer during final inspections

4 Plant and Materials Standards and Workmanship

4.1 Investigation, Survey, and Site Clearance

4.1.1 The *Contractor* shall inspect the Site and verify all dimensions and conditions before commencement of works.

4.2 Building works

4.2.1 All workmanship shall comply with applicable SANS standards and manufacturer specifications.

4.2.2 All materials supplied shall be new and free from defects.

4.2.3 Roof sheeting shall be 0.5mm Chromadek IBR traffic green.

4.2.4 PVC fascia boards, gutters, and downpipes shall be securely fixed and aligned.

4.2.5 The Contractor shall protect completed works from damage.

4.2.6 The Contractor shall replace defective workmanship at his own cost.

4.3 Civil Engineering and Structural Works

4.3.1 All temporary works and access scaffolding shall comply with SANS 10085-1:2004

4.3.2 Barricading shall be clearly visible and securely erected.

4.3.3 The Contractor shall ensure safe working at heights procedures are implemented at all times.

4.4 Electrical & mechanical engineering works

- 4.4.1 The Contractor shall ensure protection of existing electrical infrastructure within the substation building.
- 4.4.2 No interruption to electrical services shall occur without prior written approval from the Employer.

SECTION 2

5 Management and start-up

5.1 Management meetings

Regular meetings of a general nature may be convened and chaired by the *Project Manager* as follows:

Title and purpose	Approximate time & interval	Location	Attendance by:
Kick-off meeting	Once-off	TNPA Admin Building Boardroom	Project Manager, Supervisor, Procurement Buyer, Procurement Manager, SHERQ Practitioner, Contract Officer, Contractor
Risk registers and compensation events	Monthly or as and when required	MS TEAMS and/or TNPA Admin Building Boardroom	Project Manager, Supervisor, Procurement Buyer, Procurement Manager, SHERQ Practitioner, Contract Officer, Contractor
Overall contract progress and feedback	Monthly	MS TEAMS and/or TNPA Admin Building Boardroom	Project Manager, Supervisor, SHERQ Practitioner, Contract Officer, Contractor
SHE meetings	Monthly	MS TEAMS and/or TNPA Admin Building Boardroom	Project Manager, Supervisor, SHERQ Practitioner, Contractor

Meetings of a specialist nature may be convened as specified elsewhere in this Works Information or if not so specified by persons and at times and locations to suit the Parties, the nature and the progress of the *works*. Records of these meetings are to be submitted to the *Project Manager* by the person convening the meeting within five days of the meeting.

All meetings are to be recorded using minutes or a register prepared and circulated by the person who convened the meeting. Such minutes or register are not to be used for the purpose of confirming actions or instructions under the contract as these are to be done separately by the person identified in the conditions of contract to carry out such actions or instructions.

5.2 Documentation Control

All submitted documentation shall be properly referenced and dated.

5.3 Safety risk management

5.3.1 The *Contractor* complies with the following SMP:

- Submit a Health and Safety Plan before commencing work.
- Maintain a safety file on Site.
- Conduct toolbox talks.
- Ensure compliance with OHS Act requirements.
- Ensure all personnel attend TNPA safety induction.

5.4 Environmental constraints and management

5.4.1 The *Contractor* complies with the following CEMP:

The *Contractor* performs the *works* and all construction activities within the Site and Working Areas, having due regard to the environment and to environmental management practices.

These include, but are not limited to, the following, where applicable:

- Establishment of construction lay down area
- Hazardous and non-hazardous solid waste management
- Prevention of marine pollution
- Hydrocarbon spills
- Diesel tanks and refuelling procedures
- Dust control
- Spoil dumping
- Noise and vibration control
- Rodent and pest control
- Environmental awareness training
- Emergency procedures for environmental incidents
- Contractor's SHE Officer
- Closure of construction laydown area

The *Contractor* shall ensure that his management, foremen and the general workforce, as well as all suppliers and visitors to Site have attended the Induction Programme prior to commencing any *work* on Site. If new personnel commence work on the Site during construction, the *Contractor* shall ensure that these personnel undergo the Induction Programme and are made aware of the environmental specifications on Site.

The *Contractor* shall ensure that any Materials delivery drivers are informed of all procedures and restrictions (e.g. which access roads to use, no go areas, speed limits, noise, etc) required by the CEMP before they arrive at Site and off load any Materials.

5.5 Quality assurance requirements

- 5.5.1 The *Contractor* shall have, maintain and demonstrate its use to the *Project Manager* the documented Quality Management System to be used in the performance of the *works*. The *Contractor's* Quality Management System shall conform to International Standard ISO 9001 (or an equivalent standard acceptable to the *Project Manager*).
- 5.5.2 The *Contractor* submits his Quality Management System documents to the *Project Manager* as part of his programme under ECC Clause 31.2 to include details of:
- Quality Plan for the contract;
 - Quality Policy
 - Index of Procedures to be used; and
 - A schedule of internal and external audits during the contract
- 5.5.3 The *Contractor* develops and maintains a comprehensive register of documents that will be generated throughout the contract, including all quality-related documents as part of its Quality Plan.
- 5.5.4 The *Project Manager* indicates those documents required to be submitted for either information, review or acceptance and the *Contractor* indicates such requirements within his register of documents. The register shall indicate the dates of issue of the documents with the *Project Manager* responding to documents submitted by the *Contractor* for review or acceptance within the *period for reply* prior to such documents being used by the *Contractor*.
- 5.5.5 The Quality Plan means the *Contractor's* statement, which outlines strategy, methodology, resources allocation, QA and Quality Control co-ordination activities to ensure that the *works* meet the standards stated in the *Works* Information.

5.6 Programming constraints

- 5.6.1 The *Contractor* submits the programme to the *Project Manager*, highlighting the timeline planned for each deliverable as per the Scope of Work as described under paragraph 3.1.19 of the Works Information.
- 5.6.2 The *Contractor* presents his first programme and all subsequently revised programmes in soft copy format.



5.6.3 The *Contractor* shows on each revised programme he submits to the *Project Manager* a resource histogram showing planned progress versus actual, deviations from the Accepted Programme and any remedial actions proposed by the *Contractor*.

5.7 Contractor's management, supervision and key people

5.7.1 Construction Supervisor

The Contractor employs a CM as a key person under ECC Clause 24.1

The Supervisor/Project Lead reports to the Project Manager and ensures a successful and safe completion of all the works to be carried out by the Contractor as required in this Works Information.

The tasks include, but are not limited to:

- Ensuring that the health and safety policy that clearly stated the Contractor's values and objectives for the effective management of health and safety on the project is in place and is communicated to all Contractor's and subcontractor's staff.
- Ensuring that all works carried out under his supervision is done so in accordance with the requirements of all the applicable legislation, rules, standards specifications, plans and procedures.
- Ensuring that the programme is monitored by tracking critical activities and changes to the critical path impacting the project.
- Keep an eye on program milestones and interdependencies
- Provide information on items impacting the project schedule
- Responsible for spotting the critical path, as well as proffering alternatives to regain slippage to the schedule
- Strategize ways to negotiate and decrease the value of claims, including office overhead, labour, and equipment costs.

5.7.2 Construction Health, Safety, and Environmental Officer (CSHEO)

The *Contractor* employs a CSHEO as a key person under ECC Clause 24.1

The CSHEO reports to the Employer's SHERQ practitioner on the Site. The CSHEO ensures that the *works* (to include any part thereof) are subject to a prior environmental method statement(s) approved and ensures that the CEMP is implemented by the *Contractor* in a timely and proper manner. The SCHEO provides the *Project Manager* with all environmental method statements.



The CSHEO tasks are:

- Daily, weekly and monthly inspections of the Site and Working Areas.
- Monitor compliance with the CEMP (to include the SES) and the environmental method statements submitted to the *Project Manager*.
- Reporting of an environmental incident to the *Project Manager*.
- Attendance at all SHE meetings, toolbox talks, and induction programmes.
- Litter control and ensuring the *Contractor* clears litter from the Site and Working Areas; and
- Ensuring that environmental signage and barriers are correctly placed.

The CSHEO submits daily, weekly and monthly checklists to the SHERQ practitioner.

5.8 Provision of bonds and guarantees

5.8.1 The form in which a bond or guarantee required by the conditions of contract (if any) is to be provided by the *Contractor* is given in Part 1 Agreements and Contract Data, document C1.3, Sureties.

5.8.2 The *Contractor* provides a bond or guarantee as required by the conditions of contract concurrently with the execution by the Parties of the form of agreement for the ECC contract.

5.9 Records of Defined Cost, payments & assessments of compensation events kept by *Contractor*

5.9.1 The *Contractor* keeps the following records available for the *Project Manager* to inspect:

- Records of equipment used, and people employed outside of the Working Areas (if applicable).
- Invoices, payment certificates and records of the corresponding work done.

5.10 The *Contractor's* Invoices

5.10.1 When the *Project Manager* certifies payment (see ECC Clause 51.1) following an assessment date, the *Contractor* complies with the *Employer's* procedure for invoice submission.

5.10.2 The invoice must correspond to the Project Manager's assessment of the amount due to the Contractor as stated in the payment certificate.

5.10.3 The invoice states the following:

Finance Dept. (Accounts Payable)

Transnet National Ports Authority

Port of East London

CRD Building

PO Box 101

East London Harbour

5200

Transnet SOC Limited's VAT No: 4720103177

For the attention of the *Project Manager*

The invoice is presented as an original.

5.11 People

5.11.1 The **Contractor** complies with the following;

CONTRACTOR LIABILITY

The *Contractor* warrants that it will be liable to Transnet for any loss or damage caused by strikes, riots, lockouts or any labour disputes by and/or confined to the *Contractor's* employees, which loss will include any indirect or consequential damages;

The *Contractor* warrants that no negotiations or feedback meetings by the *Contractor's* employees shall take place on Transnet premises, whether owned or rented by Transnet.

The *Contractor* shall give notice to Transnet of any industrial action by the *Contractor's* employees immediately upon becoming aware of any actual or contemplated action that is or may be carried out on Transnet's premises, whether owned or rented, and shall notify Transnet of all matters associated with such action that may potentially affect Transnet.

The *Contractor* is responsible for educating its employees on relevant provisions of the Labour Relations Act which deal with industrial action processes, and the risks of non-compliance.

The *Contractor* is required to develop a Contingency Strike Handling Plan, which plan the *Contractor* is obliged to update on a three-monthly basis. The *Contractor* must provide Transnet with this plan and all updates to the Plan. The *Contractor* is responsible to communicate with its employees on site details of the plan.

INDUSTRIAL ACTION BY CONTRACTOR EMPLOYEES

In the event of any industrial action by the *Contractor's* employees, the *Contractor* is required to provide competent contingency resources permitted in law to carry out any of the duties that are or could potentially be interrupted by industrial action in delivering the Service.

The *Contractor* warrants that it will compensate Transnet for any costs Transnet incurs in



providing additional security to deal with any industrial action by the Contractor's employees.

In the event of any industrial action by the Contractor's employees, the Contractor is obliged to prepare and deliver to Transnet, within two (2) hours of the commencement of industrial action an Industrial Action Report. If the industrial action persists the Contractor is required to deliver the report at 8h30 each day.

The Industrial Action Report must provide at least the following information:

- Industrial incident report,
- Attendance register,
- Productivity / progress to schedule reports,
- Operational contingency plan,
- Site security report,
- Industrial action intelligence gathered.

The final Industrial Action Report is to be delivered 24 hours after finalisation of the industrial action.

The management of the Contractor is required to hold a daily industrial action teleconference with personnel identified by Transnet to discuss the industrial action, settlement of the industrial action, security issues and the impact on delivery under the contract.

The resolution of any disputes or industrial action by the Contractor's employees is the sole responsibility of the Contractor.

Access to Transnet premises by the Contractor and its employees is only provided for purposes of the Contractor delivering its services to Transnet. Should the Contractor and its employees not, for any reason, be capable of delivering its services Transnet is entitled to restrict or deny access onto its premises and unless otherwise authorized; such person will be deemed to be trespassing.

The *Contractor* complies with the requirements of the IRCC involving the engineering construction *Contractors* engaged (including all future *Contractors*) by the *Employer*.

5.12 Equipment and Materials

5.12.1 Quality

The *Contractor* provides Equipment and Materials for inclusion in the *works* in accordance with the *Works* Information provided by the *Employer*. All Equipment and Materials are new, unless the use of old or refurbished goods and/or materials is expressly permitted as stated elsewhere in this *Works* Information or as may be subsequently instructed by the *Project Manager*.

The *Contractor* replaces any Equipment and Materials subject to breakages (whether in the Working Areas or not) or any Equipment and Materials not conforming to standards or specifications stated and notifies the *Project Manager* and the *Supervisor* on each occasion where replacement is required.

PART C4: SITE INFORMATION

PART 4: SITE INFORMATION

Core clause 11.2(16) states

"Site Information is information which

- describes the Site and its surroundings and
- is in the documents which the Contract Data states it is in."

In Contract Data, reference has been made to this Part 4 of the contract for the location of Site Information.

1. Description of the Site and its surroundings

1.1. General description

The Site is located at the Kombi Substation Building within the East Bank Precinct of the Port of East London. The structure is a single-storey brick-built electrical substation. The building consists of face brick external walls, steel access doors, louvred ventilation openings, and a pitched metal roof structure. The surrounding area comprises grassed surfaces, concrete paving slabs, and access pathways.

The works comprise the refurbishment of the existing roof structure and associated building elements of an operational electrical substation facility owned by Transnet National Ports Authority (TNPA). The Site is situated within an operational port environment with controlled access. The surrounding area consists of port operational facilities, roadways, utility services, and other industrial infrastructure.

The Contractor shall inspect the Site prior to tender submission and satisfy himself regarding all conditions affecting execution of the works.



TRANSNET NATIONAL PORTS AUTHORITY - PORT OF EAST LONDON

TENDER NUMBER: TNPA/2026/08/1964/11025/RFQ

DESCRIPTION OF WORKS: SUPPLY, REMOVAL AND DISPOSAL OF EXISTING METAL ROOF SHEETING, AND INSTALLATION OF NEW 0.5 MM CHROMADEK IBR TRAFFIC GREEN ROOF SHEETING AT THE KOMBI SUBSTATION BUILDING WITHIN THE PORT OF EAST LONDON, FOR A PERIOD OF SIX (6) WEEKS.



Figure 1: Kombi Substation Building

1.2. Existing buildings, structures, and plant & machinery on the Site

The existing structure comprises the brick Substation Building, which houses electrical equipment used for the distribution of electrical power within the Port of East London.

1.3. Subsoil information

No excavation or earthworks form part of this contract. No geotechnical reports, borehole information or subsoil investigations are available or required for the execution of the works.

The Contractor shall make provision for normal site conditions associated with an existing developed Building.