

# **Transnet National Ports Authority**

## **Port of Port Elizabeth**

### **SUPPLY, DELIVERY, AND INSTALLATION OF PREFABRICATED SECURITY GUARD HOUSES**

**Specification and bill of qualities for:**

**SUPPLY, DELIVERY, AND INSTALLATION OF PREFABRICATED  
SECURITY GUARD HOUSES**

**1.1. Background**

Transnet National Ports Authority (TNPA) as the landlord within the Port of Port Elizabeth is responsible for the management of port entrances. The port entrances are managed by security personnel who are stationed in various port access areas on a 24-hour basis. The security personnel occupy fixed buildings as shelters and in some areas, there are prefabricated security guard houses.

The National Ports Act (2005) 11.1(g) vii, states that the main function of the Authority is to own, manage, control, and administer ports to ensure their efficient and economic functioning and in doing so the Authority must; regulate and control the enhancement of safety and security within the port limits.

The prefabricated security guard houses have reached the design life and require replacement as the ongoing maintenance has proved to be ineffective. Refer to Annexure B.

The purpose of this specification is to secure the services of a contractor for the supply, delivery, and installation of prefabricated security guard houses.

**1.2. Scope of Works**

The scope of work is to supply, deliver and install six (6) prefabricated security guard houses at various locations around the port. The service provider is responsible for the design, supply, deliver and install the prefabricated security guard houses. The service provider must ensure that the guardhouses will be able to withstand wind load of fifty (50) kilometres per hour. Refer to Annexure A for minimum guardhouse dimensions. The guard houses will basically entail an office space area and an ablution facility as shown in Annexure A.

**Windows**

- Top hang windows with four (4mm) panes
- Two (2) windows for the main offices must be 850mm x 850mm.
- One (1) frosted window for the ablution facility must be 600mm x 600mm.

- All windows to be aluminium.

### **Doors**

- Chromadeck frame with chromadeck infill panel and fitted with a 3-lever lock.

### **Roof and ceiling**

- Interlocking sandwich panel (Refer to Annexure C) with 0.5 mm chromadeck IBR roof sheeting on top, 50mm polystyrene core and 0.5mm chromadeck inner skin, which will serve as ceiling.
- Roof sheets must have 100mm overhang on all sides of the structure.
- PVC gutter and downpipe must be installed at the lower end of the roof.

### **Floor**

- The floor must be a 20mm thick treated exterior grade shutter ply board on steel supports. Additionally, to the above, the following must be applied:
  - Veranda – aluminium treadplate, 2mm thickness.
  - Office and bathroom –black PVC interlocking slip-resistant rubber tiles
- Structure must have sufficient galvanised levelling jacks that will allow the structure to have a ground clearance of 200mm.

### **Walls**

Sandwich panel with 60mm polystyrene core and 0.5mm chromadeck on both sides. Interlocking flush weather-proof joints. The core material must be fire retardant.

### **Framing Trims**

Aluminium framing finishes / trims throughout the edges of the structure.

### **Ablution facility**

The ablution area must come with a complete toilet system that is ready for connection (water, electrical and sewer services). The service provider will be responsible for connecting the services. All guard houses have to be easily connected to services in and around the vicinity on delivery.

## **1. Accessories**

Five (5) Guardhouses must have completely installed electrical wiring, wired up to an external junction box ready for service connection. The guardhouse must come with an electrical certificate of compliance. Guard houses must have an electrical light switch and 3 lights for veranda, office and bathroom.

One (1) guard house located at the Foot bridge area will use a SOLAR system connection due to the cable theft at the designated area, however, will require all the other necessary accessories mentioned above.

Guard houses must have a veranda and minimum of two poles supporting the roof.

## **2. Standards**

- All materials used must conform and have certification of the South African National Standards (SANS).
- All steel items must be galvanised.

## **3. Location and access of site**

Site is located at the Port of Port Elizabeth. The access to the port can be gained via Green Street or Baakens Road Entrances.

The following guard houses are to be replaced:

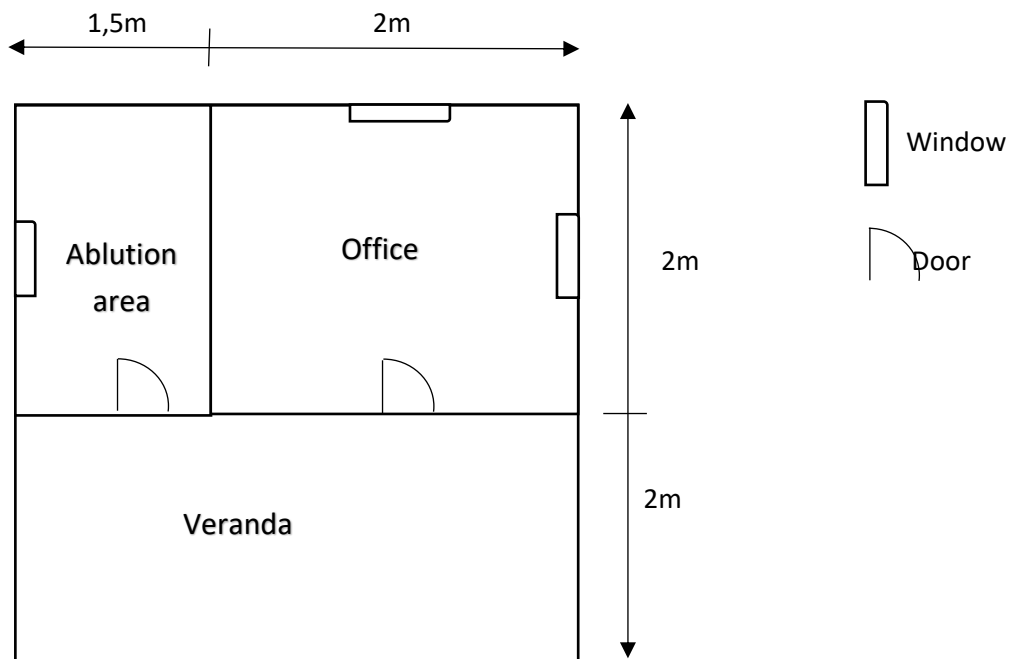
- Red ground area
- Foot bridge area
- Tug Jetty
- Slip way
- Sports bar area
- MPT area

### **General pricing instruction**

Pricing assumptions mean the criteria as set out below, read together with all parts of this specifications document, will be assumed in the contract that the tenderer has taken into consideration when developing their rates and prices.

Tenderers are advised that the bill of quantities is a “provisional bill” subject to re-measurement as the work proceeds. The initial quantities set out in the bill of quantities are approximate and do not necessarily represent the actual amount of items to be supplied and shall be re-measured and paid for based upon the actual final quantity of items supplied and certified for payment by the TNPA representative as per terms of the contract and as described in the pricing assumptions.

**Annexure A**



**ANNEXURE B**



**FRONT VIEW**



**SIDE VIEW SHOWING VERANDA**



**BACK VIEW**

**Port of Port Elizabeth  
ENGINEERING DEPARTMENT**

**Annexure C**

Sandwich panel

