

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

Both buildings are owned by Transnet National Ports Authority, and they are located within the premises of the Port of Durban. The Queen's Warehouse is situated at 237 Mahatma Gandhi Road (Figure 1), while the Bay Terrace Building is at 45 Bay Terrace Road (Figure 2).



Figure 1: Queen's Warehouse Locality Plan

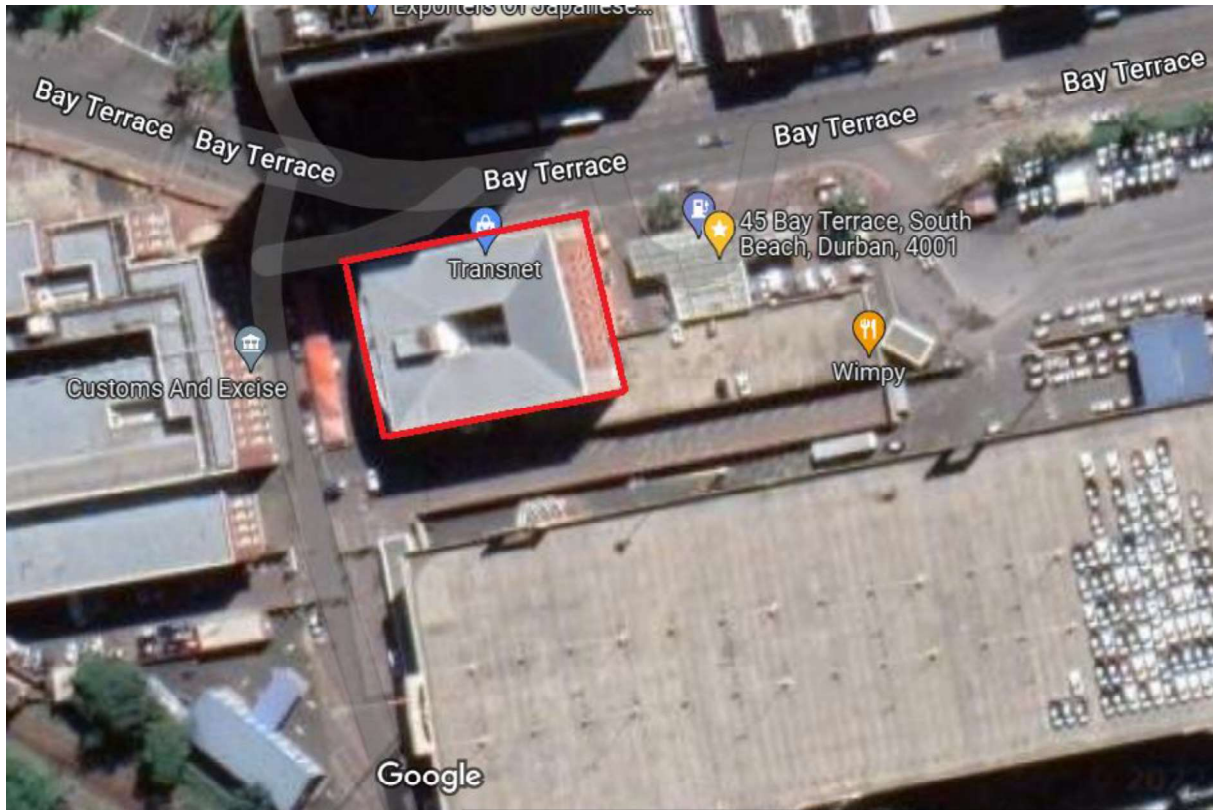


Figure 2: Bay Terrace Building Locality Plan

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

1.2.1. Description of the Buildings

The building has hipped roofs with the observation tower rising above this. There is a double storey veranda to Mahatma Gandhi Road on the south side and single storey verandas to the west and east.

Queens Warehouse (237 Mahatma Ghandi Road)

The Queens Warehouse including data centre & security room is situated near the TPT Car Terminal. It has a planned yard area of 7660 square metres. The building is 2 stories high and covers 4200 square metres of the space.

The yard surface has an asphalt, grass and paved finish.

Included in this space are 12 offices, open plan (356 seated staff in cubicles), 16 boardrooms, 6 kitchens, 6 male ablution facilities, 4 ablution facilities, 2 unisex ablutions, 2 ICT server rooms, a library, 2 storerooms and a communal room.

Carpeted area – 4904 m²

Windows above 3m

GPS coordinates: 29.5209° S, 31.0231° E



Figure 3: Queen's Warehouse

45 Bay Terrace

45 Bay Terrace has a planned yard area of 3 346 square metres. The building is 3 stories high and covers a 1 596 square metres area of the asphalt, grass and concrete surface.

Included in this space are 36 offices, 1 boardroom, 8 kitchens, 3 male ablution facilities, 3 female ablution facilities, and 1 accessible ablution facility for the disabled.

Carpeted area – 3744 m²

Windows above 3m

GPS coordinates: 29.8612° S, 31.0337° E



Figure 4: Bay Terrace Main Entrance

1.2.2. Description of Floor Carpet Tiles

The floor is covered with a Belgotex Nexus Bergamont Cube – Crossword carpet floor tiles, which should be removed and disposed of, and replaced with a new as per Part C3 of this contract. The carpet was installed to cover a vinyl tiled surface, prepared with self-levelling screed.



1.3. Other reports and publicly available information

1.3.1. Operations of the Site

The *Contractor* is to take cognisance of the TNPA employees occupying the workspaces at Queen's Warehouse, and at Bay Terrace Building. The *Contractor* shall be deemed to have allowed in their tender for any additional cost to be involved due to the foregoing. The *Contractor* shall allow for working under these conditions.

Prospective *Contractor* shall attend the site inspection and acquaint themselves with the nature of the Works, the condition under which the work is to be performed, and the means of access to site, any limitations or other authorities and in general will all matters that may influence or affect the *Contractors*.