



COEGA DEVELOPMENT CORPORATION (PTY) LTD

CONTRACT No. CDC/215/26

FOR

**CONSTRUCTION OF DIGISTICS WAREHOUSE EXTENSION
IN ZONE 1 OF THE COEGA SPECIAL ECONOMIC ZONE (SEZ)**

PROJECT DOCUMENT

BOOK 2 of 2: PROJECT INFORMATION (NON-RETURNABLE)

PREPARED FOR:

**COEGA DEVELOPMENT CORPORATION (PTY) LTD
Corner Alcyon and Zibuko Street
Coega SEZ Zone 1
Gqeberha
6001**

PREPARED FOR:



NAME OF BIDDER: _____

**Construction of Digistics Warehouse Extension
In Zone 1 of the Coega SEZ**

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Link to download annexures: [CDC DIGISTICS WAREHOUSE - 27 MARCH 2026](#)



**PART C3:
SCOPE OF WORK**



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**Construction of Digistics Warehouse Extension
In Zone 1 of the Coega SEZ****C3.1: DESCRIPTION OF THE WORKS****C3.1.1 OVERVIEW OF THE WORKS**

The Coega Development Corporation (CDC) was established to stimulate investment and economic growth within the Eastern Cape Province of South Africa. Located within the Nelson Mandela Bay Metropolitan Municipality (NMBM), the multi-billion-rand Special Economic Zone (SEZ) is South Africa's premier location for new industrial investment, covering 9 003 hectares of land.

This contract forms part of the Coega Development Corporation's overall development of Zone 1 within the SEZ and to provide suitable space solutions for investors. Digistics is an existing tenant within zone 1 of the Coega SEZ and are urgently in need of extensions to their existing facility.

The contract comprises a 4250m² extension to an existing warehouse and a 160m² extension to the existing administration block. The contract also comprises the expansion of brick paved parking areas and concrete hardstands areas, constructing of retaining walls and refuse area, altering existing fencing and external services as required. Specialized works include air conditioning installation, sprinkler installation and electrical installations.

The site earmarked encompasses an area of some 1,75 hectares part of which includes the existing warehouse, office and hardstand areas.

C3.1.2 LOCATION OF WORKS.**Description of the Site:**

The project is located in Zone 1 of the Coega Development Corporation (CDC) Special Economic Zone (SEZ). The CDC Zone 1 is located on the western shore of Algoa Bay with the following boundaries applicable:

North – Neptune Road

South – St George's Strand Development

East – Indian Ocean

West – N2 National Road

The Site of Works covers an area of approximately 1,75 hectares within the Zone 1 area.

Access routes to the Site of Works:

The Site shall be accessed as shown on Site Access Layout drawing no. xxxxx-01_A_BAS_P_001 Site Access

Further, access into Zone 1 onto may only be obtained through the two access control points, namely:

- Neptune Road Entrance
- Zone 2 Main Entrance (Off Main Road 450, over the N2 National Road, into Zone 1).

C3.1.3 TEMPORARY WORKS

The following items shall form the majority of the temporary works under the Contract for which the Contractor shall be responsible, which shall not be limited to such, but might be expanded or altered by the Engineer should circumstances on site validate such:

- Provide temporary barricading and provide temporary fencing around the Contractor's camp site.
- Provide site, administrative, and security staff etc. as required or instructed.
- Site establishment including all temporary facilities as specified for the Contractor's staff as well as that of the Engineer.
- Temporary services (water and electricity).
- Setting out of the work.
- Management, monitoring, and reporting as prescribed in the Contract.
- Accommodation of traffic and provision of required temporary road signs etc.
- Dealing with existing services by detecting, exposing, protecting, and re-instating.
- Provide all personnel, equipment, clothing, accessories etc. to adhere to the OHS Act.
- Provide all personnel, equipment, and accessories to adhere to the Environmental and OH&S related responsibilities.
- Attend site meetings and other scheduled meetings chaired by the Engineer.

**Construction of Digistics Warehouse Extension
In Zone 1 of the Coega SEZ****C3.2: ENGINEERING****C3.2.1 DESIGN SERVICES AND ACTIVITY MATRIX**

The Contractor is not expected to execute any designs on this Contract, except for Temporary Works (only if instructed by the Engineer and where otherwise specified in the Contract).

DESCRIPTION	RESPONSIBLE
Obtain the necessary approvals from relevant authorities and submit documents to relevant authorities.	Employer
Preliminary and Detail Design	Employer
Construction Drawings	Employer
As Built Drawings	Employer/ Contractor
Temporary works.	Contractor
Formwork and scaffolding	Contractor

C3.2.2 EMPLOYER'S DESIGN

The Employer procured the services of professional service providers to undertake the design and documentation on their behalf. The final design and working drawings will be issued to the successful bidder to carry out the works according to the contract document, drawings, and relevant specifications.

C3.2.3 DRAWINGS

The drawings issued to Tenderers as part of the tender documents must be regarded as provisional and preliminary for the Tenderer's benefit to generally assess the scope of work and to develop their pricing strategy. These drawings are marked as "Tender Drawings". The tender drawings are attached as Annexure A.

The construction of the Works shall be carried out against drawing revisions marked as "For Construction Purposes". The Contractor must ensure that they always refer to the latest construction drawing revision issued by the Engineer.

The Contractor will be supplied with two unreduced prints of each of the construction drawings. These prints are issued free of charge and the Contractor shall make any additional prints they may require at their own cost.

The Engineer may issue, from time to time, during the construction of the Works, revisions to previously issued drawings as may be required for adequate construction and completion of the Works. **Such revisions will be in PDF format only and it is the responsibility of the Contractor to print hardcopies.** The Contractor shall keep an updated drawing register for use on site.

The drawings shall be kept in good condition on site at all times. The Engineer and/or their representative shall at all times have reasonable access to the drawings.



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C3.2.4 DESIGN PROCEDURES

The Contractor shall use only the dimensions stated in figures on the Drawings in setting out the Works, and dimensions shall not be scaled from the Drawings, unless required by the Engineer. The Engineer will on the request of the Contractor in accordance with the provisions of the Conditions of Contract, provide such dimensions as may have been omitted from the Drawings.

The Contractor shall ensure that accurate as-built records are kept of all infrastructure installed or relocated during the contract. Where necessary, levels shall also be given. A marked-up set of drawings shall also be kept and updated by the Contractor. This information shall be supplied to the Engineer's Representative on a regular basis. All information in possession of the Contractor, required by the Engineer and/or the Engineer's Representative to complete the as-built/record drawings, must be submitted to the Engineer's Representative before a Certificate of Completion will be issued.

The Contractor is responsible for the design of all the temporary Works required for the construction and execution of the Permanent Works. This includes, inter alia, temporary roads, access control, accommodation of traffic, shoring of excavations, dewatering, all health and safety measures as well as temporary support systems, until the completion of the Contract.

TENDER DRAWING No.	TENDER DRAWING DESCRIPTION
xxxxx-01_A_BAS_T_001	Site plan
xxxxx-01_A_BAS_P_003	Site access layout
xxxxx-01_A_BAS_T_100	Ground floor plan
xxxxx-01_A_BAS_T_101	Office and ablutions
xxxxx-01_A_BAS_T_102	Refuse yard
xxxxx-01_A_BAS_T_200	Elevations
xxxxx-01_A_BAS_T_300	Sections
xxxxx-01_A_BAS_T_500	Window Schedule
xxxxx-01_A_BAS_T_600	Door Schedule
xxxxx-01_A_BAS_T_940	Joinery

As-Built Drawings:

One extra drawing set will be provided to the Contractor to compile "As-Builts".

As the work progresses, the Contractor shall keep full records of all amendments to and deviations from the drawings as issued to the Contractor at the start of the Contract. The Contractor must submit this information to the Engineer monthly with their payment certificate. The true positions (coordinated), invert levels, and ground levels of all services shall be indicated on these drawings. The Contractor shall be responsible for making copies of these drawings as required for the monthly submission of the as-built information. The cost of these copies is considered to be included in the Contractor's overall rates.

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The monthly payment certificate will only be paid after receiving the full “as-built” information of work included in the applicable certificate. The taking-over certificate shall only be issued after the Engineer has received a properly completed set of “as-built” drawings from the Contractor. No separate payment shall be made for this service as all costs related thereto shall be deemed to be included in the related items.

Note that the drawing numbers referenced in the BoQ use ‘**T**’ in the 4th field to identify the status of the drawing as “For **T**ender”. The Drawings that are issued for construction will have “**C**” in the 4th field to replace “**T**” to identify the status if the drawing as “For **C**onstruction”.

The first field is for the WBS number. For this Project the WBS number is 08601-00.

The second field is for the discipline acronym: C is for Civil; S is for structural.

The third field is for Category acronym: For this Project BAS.

The fourth field is for Status acronym as described above.

The fifth field is for the sequential drawing number using three digits.

The sixth field is for the revision number.

The seventh field is for the drawing description.

Drawing number fields are separated by an underscore.

**Construction of Digistics Warehouse Extension
In Zone 1 of the Coega SEZ****C3.3: PROCUREMENT****C3.3.1 PREFERENTIAL PROCUREMENT PROCEDURES****C3.3.1** Preferential Procurement Procedures

The tenders will be evaluated in terms of the latest CDC Evaluation and Scoring of Tender Offers on Specific Goals and Price Specification document published at the time of tender.

C3.3.2 Resources Standards Pertaining to Targeted Procurement

The tenders will be evaluated in terms of the latest CDC Evaluation and Scoring of Tender Offers on Specific Goals and Price Specification document published at the time of tender.

C3.3.4 Preferred Subcontractors/Suppliers (SMMEs)

It is requirement of this Contract that certain works shall be undertaken by SMME's/EME's. The Contractor is required to target a minimum of 35% SMME/EME participation and 35% LEP participation of the tender value excluding escalation, contingency and VAT.

All matters pertaining to subcontractors (including Nominated Subcontractors) and the work executed by them shall be dealt with directly between the Engineer and the Contractor in the context of all subcontract work being an integral part of the Works for which the Contractor is responsible.

Subcontractors shall comply in full to all aspects of the Contract.

The Engineer will not liaise directly with any subcontractors nor will he issue instructions concerning the subcontract works directly to any subcontractor.

All matters arising from the subcontract agreements shall be dealt with directly between the Contractor and the subcontractors and the Engineer will not become involved.

C3.3.5 Employment of Local Labour

It is the intention that this Contract should make maximum use of the local labour force that is presently under-employed. To this end, the Contractor shall limit the utilisation on the Contract of non-local employees to that of key personnel only and to employ and train local labour to the extent necessary for the execution and completion of this Contract.

The Contractor shall fill in the form entitled Proposed Key Personnel in the Forms to be completed by the Bidder. The data stated on the above-mentioned form will be strictly monitored during the Contract period and any deviations there from shall be subject to the prior approval of the Engineer, which approval shall not be unreasonably withheld.

**Construction of Digistics Warehouse Extension
In Zone 1 of the Coega SEZ****C3.4: CONSTRUCTION****C3.4.1 WORKS SPECIFICATION**

The works are to be executed subject to these specifications, standards and workmanship requirements. Please note that compliance with all these specifications and standards, including requirements in terms of qualifications, accreditation (where applicable), and work experience of both the tendering entity and its key people will be material in the Employer's risk assessment for awarding this contract.

Where reference is made to the standard specifications in this contract, it means the latest edition of the documents which apply to the specific discipline involved in the works, as referenced under any of the headings below. The standard specifications may, due to their generality and completeness, also cover items not applicable to this particular contract.

C3.4.1.1 Project Specifications

Project specifications include amendments to the standard specifications as well as supplemental specifications applicable to work items not covered by the standard specifications. Project specifications, where applicable, may be found throughout this document, including works drawings. The pricing data and schedule may also contain references to standard specifications as well as project specifications, for clarification in terms of pricing for certain items, where applicable.

In the event of any discrepancy between the project specifications and a part of the standard specifications found in the Works Information of this document, the project specifications take precedence. Any conflict, disagreement, omission, discrepancy, or any other such ambiguity in the specifications or drawings that appear to the appointed Contractor must be brought to the attention of the Engineer for clarity.

C3.4.1.2 Accreditation, Qualifications, and Work Experience

Minimum requirements for work experience, qualifications, and accreditation (where applicable) as well as minimum personnel are as stated under the headings below. The bidder must supply the relevant information regarding accreditations, qualifications, and work experience for both the enterprise and key people who will be working on this contract on the appropriate returnable schedule in the Works Information.

**Construction of Digistics Warehouse Extension
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The standard technical specifications on which this contract is based are the South African Bureau of Standards Standardized Specifications for Civil Engineering Construction SABS 1200.

Although not bound in, nor issued with this document, the following sections of the Standardised Specifications of SABS 1200 shall form part of this Contract.

Specification	Series	Year	Title
SANS 1200	A	1986	General
SANS 1200	AB	1986	Engineer's Office
SANS 1200	C	1980	Site clearance
SANS 1200	D	1988	Earthworks
SANS 1200	DB	1989	Earthworks (pipe trenches)
SANS 1200	DK	1996	Gabions and Pitching
SANS 1200	DM	1981	Earthworks (Roads, Sub grade)
SANS 1200	G	1982	Structural Concrete
SANS 1200	HA	1990	Structural Steelwork (Sundry Items) including GRP
SANS 1200	L	1983	Medium pressure pipeline
SANS 1200	LB	1983	Bedding (pipes)
SANS 1200	LC	1981	Cable Ducts
SANS 1200	LD	1982	Sewers
SANS 1200	LE	1982	Stormwater Drainage
SANS 1200	LG	1983	Pipe Jacking
SANS 1200	M	1996	Roads General
SANS 1200	ME	1981	Sub-base
SANS 1200	MF	1981	Base
SANS 1200	MH	1981	Asphalt base and surfacing
SANS 1200	MK	1983	Kerbing and channeling
SANS 1200	MM	1984	Ancillary Roadworks

The variations to and additions to the standard specifications are included under the section defining the Amended Specifications and are prefixed "PS", followed by the applicable clause reference. The clauses and payment items dealt with in this part of the project specifications are numbered such that each item referred to in the standard specification is clearly reflected. The prefix "PSA" indicates an amendment to SANS 1200A, "PSC" to SANS 1200C, etc. The numbers following these prefixes are the relevant Clause numbers in SANS 1200.

Particular Specifications are included under the section called Particular Specifications. If a Particular Specification conflicts with either the variations and additions to the standardised specifications or the SABS/SANS Standard Specifications, clarification shall be obtained from the Engineer.

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C3.4.3 APPLICABLE SANS STANDARDS FOR CONSTRUCTION WORKS

The following SANS specifications are also applicable to this document unless amended in any particular specification or shown as an amended standards specification. The Contractor is advised to obtain these standard specifications from Standards South Africa (a division of SABS) in Pretoria.

Additional SANS Specifications specific to Mechanical, Electrical, Instrumentation, Health and Safety are referenced within the Project Particular Specification for these components of the works.

Specification	Year	Title	Applicable to:
SANS 62 - 1	2013	Steel Pipes Part 1 – Pipes suitable for threading and of nominal size not exceeding 150mm	PSL
SANS 62 - 2	2009	Steel Pipes Part 2 – Screwed pieces and pipe fittings of nominal size not exceeding 150mm	PSL
SANS 0100 - 2	2014	The Structural use of Concrete - Materials and execution of work	PSG
SANS 0102 - 1	2013	The selection of pipes for buried pipelines - General Provisions	PSLB
SANS 120	2009	Stemming for use in blasting	PSD
SANS 121	2011	Hot dip galvanised coatings on fabricated iron steel articles – Specification and Test Methods	PSL
SANS 135	2011	Metallic coatings – Electrodeposited coatings of nickel plus chromium and of copper plus nickel plus chromium	PSL
SANS 136	2008	Metallic Coatings – Electrode-deposited coatings of nickel	PSL
SANS 509	2007	Pallet trucks - Principal Dimensions	PSG
SANS 664 - 1	2011	Wedge gate and resilient seal valves for waterworks: Part 1: General	PSL
SANS 664 - 2	2011	Wedge gate and resilient seal valves for waterworks: Part 2 Wedge gate valves	PSL
SANS 664 - 3	2011	Wedge gate and resilient seal valves for waterworks: Part 3 Resilient seal valves	PSL
SANS 665-1	2012	Wedge Gate Valves and Resilient Seal Valves for general purposes: Part 1	PSL
SANS 665-2	2011	Wedge Gate Valves and Resilient Seal Valves for general purposes: Part 2 - Wedge Gate Valves	PSL
SANS 665-3	2011	Wedge Gate Valves and Resilient Seal Valves for general purposes: Part 3 - Resilient Seal Valves	PSL
SANS 675	2009	Zinc-coated fencing wire	Gabion work, General works
SANS 676	2010	Reinforced concrete pressure pipes	PSL, PSD, PSLE, PSLG
SANS 677	2010	Concrete non – pressure pipes	PSLE, PSLG
SANS 719	2008	Electric welded low carbon steel pipes for aqueous fluids (large bore) (200mm nominal bore to 2230mm)	PSL
SANS 815-1	2012	Shoulder-ended and groove-ended pipe systems Part 1: Shoulder-ended steel pipes, fittings and couplings	PSL

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Specification	Year	Title	Applicable to:
SANS 815-2	2011	Shoulder-ended and groove-ended pipe systems Part 2: Groove-ended steel pipes, fittings and couplings	PSL
SANS 830	2009	Performance standards in building - Principles for their preparation and factors to be considered	PSG
SANS 863	2011	Continuous totalizing automatic weighing instruments - Belt weighers	PSG
SANS 878	2012	Ready-mixed concrete	PSG
SANS 929	2008	Plywood and composite board	PSLE
SANS 966-1	2014	Components of pressure pipe systems Part 1: Unplasticized poly (vinyl chloride) (PVC-U) pressure pipe systems	PSLC, PSLE
SANS 966-2	2013	Components of pressure pipe systems Part 2: Unplasticized poly (vinyl chloride) (PVC-M) pressure pipe systems	PSL
SANS 974-1		Rubber gaskets	PSLE
SANS 1083	2006	Aggregates from natural resources – Aggregates for concrete	PSG, PSMF
SANS 1085		Concrete testing	PSG
SANS 1117	2007	Plastic wrappings for the protection of steel pipelines	PSL
SANS 1123	2017	Pipe Flanges	PSL
SANS 1215	2008	Concrete masonry units	PSLE
SANS 1217	2015	Internal and external organic coating protection of buried steel pipelines	PSL
SANS 1294	2012	Precast concrete manhole sections and components	PS, PSL, PSG, PSLC, PSD, PSLE
SANS 1491 - 1 Super	2005	Portland cement extenders - Ground granulated blast furnace slag (GGBS)	PSG
SANS 1491 - 2 Super	2005	Portland cement extenders - Pulverised Fly Ash (PFA)	PSG
SANS 1491 - 3 Super		Portland cement extenders- Condensed Silica Fume (CSF)	PSG
SANS 1529		Mechanical Water meters - potable water	PSL
SANS 1551 - 1	2008	Check valves (flanged and wafer types): Part 1: PN Series	PSL
SANS 1580	2005	Hexagonal steel wire mesh gabions and revet mattresses	PSDK
SANS 1671-1	2007	Welding of Thermoplastics - Machines and equipment - Heated tool welding	PSL
SANS 1700-1 - 1	2010	Fasteners Part 1: Terminology and nomenclature Section 1: Bolts, screws, nuts and accessories	PSL, PSH, PSHA
SANS 1700-2 - 1	2003	Fasteners Part 2: Screw threads Section 1: ISO general purposes screw threads - Basic profile - Metric screw threads	PSL, PSH, PSHA
SANS 1700-4 - 1	2003	Fasteners Part 4: Tolerances Section 1: Tolerances for fasteners - Bolts, screws, studs and nuts - Product grades A, B and C	PSL, PSH, PSHA
SANS 1700-5 - 1	2011	Fasteners: Part 5: General requirements and mechanical properties: Section 1: Mechanical properties of fasteners made of carbon steel and alloy steel - Bolts, screws and studs	PSL, PSH, PSHA
SANS 1808 - 1	2017	Water supply and distribution system components - Metallic compression type pipe couplings	PSL

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Specification	Year	Title	Applicable to:
SANS 1808-13	2009	Water supply and distribution system components: Part 13: Diaphragm valves	PSL
SANS 1808-15	2011	Water supply and distribution system components: Part 15: Mechanical backflow-prevention devices	PSL
SANS 1808-31	2010	Water supply and distribution system components: Part 31: Automatic control valves	PSL
SANS 1849	2008	Butterfly valves for general purposes	PSL
SANS 1921 – 1	2018	Construction and Management Requirements for Works Contracts Part 1: General Engineering and Construction Works and where accommodation of traffic is involved	C3.4.4
SANS 1921 - 2	2018	Construction and Management Requirements for Works Contracts Part 2: Accommodation of Traffic on Public Roads Occupied by the Contractor	C3.4.4
SANS 1921 - 3	2018	Construction and Management Requirements for Works Contracts Part 3: Structural Steelwork	C3.4.4
SANS 1921 - 4	2018	Construction and Management Requirements for Works Contracts Part 4: Third-party management support in works contracts	C3.4.4
SANS 1921 - 5	2004	Construction and Management Requirements for Works Contracts Part 3: Earthworks activities which are to be performed by hand	C3.4.4
SANS 1921 - 6	2004	Construction and Management Requirements for Works Contracts Part 6: HIV/AIDS Awareness	C3.4.4
SANS 3001		General Civil Engineering test methods	
SANS 3001-C03 - 2	2015	Civil Engineering test methods - Part C03-2: Concrete durability index testing - Oxygen permeability test	PSG
SANS 3001-C03 - 3	2015	Civil Engineering test methods - Part C03-3: Concrete durability index testing - Chloride conductivity test	PSG
SANS 3001-GR55	2012	Civil Engineering test methods - Part GR55: Determination of the wet-dry durability of compacted and cured specimens of cementitious stabilised materials by hand brushing	PSG
SANS 6085		Testing of Concrete	PSG
SANS 4074	2003	Natural latex rubber condoms – Requirements and test methods	SANS 1921
SANS 4427 - 1	2008	Plastic piping systems - Polyethylene (PE) pipes and fittings for water supply - Pipes	PSL
SANS 4427 - 2	2008	Plastic piping systems - Polyethylene (PE) pipes and fittings for water supply - Pipes	PSL
SANS 4427 - 3	2008	Plastic piping systems - Polyethylene (PE) pipes and fittings for water supply - Fittings	PSL
SANS 5772	2004	Preparation of steel substrates before the application of paints and related products – surface roughness characteristics of blast-cleaned steel surfaces – Profile of blast-cleaned surfaces determined by a micrometre profile gauge	PSL, PSH, PSHA, Corrosion Protection
SANS 5836	2007	Effect of fine and coarse aggregate on the shrinkage and expansion of cement: aggregate mixes (mortar prism method)	PSG

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Specification	Year	Title	Applicable to:
SANS 6085	2006	Concrete tests - Initial drying shrinkage and wetting expansion of concrete	PSG
SANS 8779	2010	Plastic pipe systems - Polyethylene (PE) pipes for irrigation - Specifications	PSL
SANS 10064	2011	The preparation of steel surfaces for coating	Corrosion Protection
SANS 10104	1991	Handrailing and balustrading (safety aspects)	PSHA
SANS 10129	2006	Plastic tape wrapping of steel pipelines	PSL
SANS 10164-1	1980	The structural use of masonry Part 1: Unreinforced masonry walling	General work
SANS 10268	2009	Welding of thermoplastics - Welding processes - Heated tool welding	PSL
SANS 10270	2015	Welding of thermoplastics - Approval of welding procedures and welds	PSL
SANS 10329	2012	The design and construction of sectional steel tanks for storage of liquids at or above ground level	PSHA
SANS 10313	2012	Protection against lightning - Physical damage to structures and life hazard	LPE
SANS 10396	2003	Implementing Preferential Construction Procurement Policies using Targeted Procurement Procedures	PSL
SANS 16422	2016	Pipes and joints made of orientated plasticized poly(vinyl chloride) (PVC-O) for the conveyance of water under pressure - Specifications	PSL
SANS 50196 - 1	1994	Methods of testing cement Part 1: Determination of strength	PSG
SANS 50196 - 2		Methods of testing cement Part 2: Chemical Analysis of cement	PSG
SANS 50196 - 3	1994	Methods of testing cement Part 3: Determination of setting times and soundness	PSG
SANS 50196 - 4	1993	Methods of testing cement Part 4: Quantitative Determination of constituents	PSG
SANS 50196 - 5	1994	Methods of testing cement Part 5: Pozzolanicity for pozzolanic cement	PSG
SANS 50196 - 6	1989	Methods of testing cement Part 6: Determination of fineness	PSG
SANS 50196 - 7		Methods of testing cement Part 7: Methods of taking and preparing samples of cement	PSG
SANS 50413 - 1	1994	Masonry cement: Composition, specifications and conformity criteria	PSG
SANS 50413 - 2	1994	Masonry cement: Part 2: Test methods	PSG
SANS 50197 - 1	2013	Cement Part1: Composition, specifications and conformity criteria for common cement	PSG
SANS 50934 - 2	2001	Admixtures for concrete, mortar and grout: Part 2: Concrete admixtures, Definitions, requirements, conformity, marking and labelling	PSG
SANS 50934 - 6	2011	Admixtures for concrete, mortar and grout Part 6: Sampling, conformity control and evaluation of conformity	PSG



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Specification	Year	Title	Applicable to:
SANS 53263 - 1	2011	Silica fume for concrete Part1: Definitions, requirements and conformity criteria	PSG
SANS 53263 - 2	2011	Silica fume for concrete Part 2: Conformity evaluation	PSG

These Specifications are not issued with this volume but are available at the Contractor's expense from Standards South Africa.

Office Address: 1 Dr Lategan Road Groenkloof PRETORIA	Postal Address: Private Bag X191 PRETORIA 0001	Telephone: National: 086 127 7227 Email: sales@SANS.co.za
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The Project Specifications referred to above can be found in Annexure B.

The Project Specifications form an integral part of the Contract documents and supplement the Standard Specifications.

The hierarchy of documentation applicable to this Contract is as follows:

1. Letter of Offer of Acceptance
2. Appendix to Tender within the Contract Data (what Contractor Specified in his tender during the tender phase)
3. Particular Conditions of Contract
4. General Conditional of Contract
5. Scope of Works
6. Project Drawings
7. Project Specifications (Specials)
8. Standard Specifications
9. Standard Drawings
10. Schedule and any other documents forming part of the Contract (BoQ)

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C3.4.4 SANS1921

The SANS 1921 - Volumes 1, 2 and 6 - Construction and Management requirements for works standards and associated specification data are applicable.

Volume 1 – General Engineering and construction works

Volume 2 – Accommodation of traffic on public roads occupied by the Contractor (note that this Contractor is required to apply the applicable clauses in this specification to the informal road reserves and accesses as described elsewhere in this specification.)

Volume 6 – HIV/AIDS awareness

The following amended specification data for SANS 1921 applies to this Contract:

The SANS 1921 specification is amended under section C5 – Amendments to Standard Specifications.

The variations to and additions to the standard specifications are included under the section called Amended Standard Specifications in table format. Such amendments take precedence over the SANS Standard Specification.

Particular Specifications are included under the section called Particular Specifications. Where a Particular Specification conflicts with either the variations and additions to the standardised specifications or the SABS/ SANS Standard Specifications, clarification shall be obtained from the Engineer.

C3.4.5 HEALTH AND SAFETY SPECIFICATION

Refer to Annexure D: Employers Project Specific Health and Safety Specification for Construction.

C3.4.6 PLANT AND MATERIALS**C3.4.6.1 Plant and materials supplied by the Employer**

The employer shall not supply any plant or material.

C3.4.6.2 Materials, samples, and shop drawings

Where materials to be used on this contract are specified to comply with the requirements of a South African National Standard Specification and such material is available with the official SANS (SABS) mark, the material shall bear the official mark.

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Materials or work, which does not conform to the approved samples submitted in terms of the Conditions of Contract and Scope of Work, will be rejected. The Engineer reserves the right to submit samples to tests to ensure that the material represented by the sample meets the specification requirements.

The costs of any such test conducted by or on behalf of the Engineer, the results of which indicate that the samples provided by the Contractor do not conform to the requirements of the Contract, shall, in accordance with the provisions of the Conditions of Contract, be for the Contractor's account.

C3.4.7 CONSTRUCTION EQUIPMENT**C3.4.7.1 Equipment supplied by the Employer**

The employer shall not supply any equipment.

C3.4.7.2 Requirements for equipment

All construction plant and equipment used on this contract shall be in good working order, well maintained, of adequate size and fit for purpose. No machinery that leaks oil, fuel or hydraulic fluids may be used on the Site. Any plant or equipment that, in the opinion of the Engineer, is not of adequate size or fit for use shall be removed from the Site on instruction from the Engineer and replaced with acceptable plant or equipment, all at the Contractor's cost.

Drip trays with absorbent material such as sand, shall be placed under all static plant and equipment at all times, whether such plant is in operation or not.

All equipment must comply with the requirements as stipulated in the Environmental regulations and specifications and contained in the OHS Act.

C3.4.8 EXISTING SERVICES**C3.4.8.1 LOCATION AND PROTECTION**

SANS 1921-1 Clause 4.17 has relevance and is added to herewith.

All enquiries on the latest situation with services are to be undertaken by the Contractor. The location of the services shown on the drawing by the Employer was effective at the time of design and based on existing as-built information if available and may have changed. The time required to confirm the latest situation with services has to be allowed for by the Contractor in their programme for construction.

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The Contractor shall take all the necessary steps to ascertain the location of existing services before commencing any section of the Works and shall exercise the greatest care when working in the vicinity of such services.

The Contractor shall locate existing pipes, optic fibre cables, electric cables, and/or any other services by hand excavation without the use of picks, to minimise the risk of damaging existing services. The Contractor shall be held responsible for any damage caused to existing services.

The Contractor will be held responsible for any damage to known existing services caused by or arising out of their operations and any damage shall be made good at their own expense. Damage to unknown services shall be repaired as soon as possible and liability shall be determined on site when such damage should occur. The Contractor is responsible for the relocation of services.

C3.4.8.2 REINSTATEMENT OF SERVICES AND STRUCTURE DAMAGED DURING CONSTRUCTION

The Contractor shall take adequate measures approved by the Engineer to protect and prevent damage to existing works and services. The Contractor shall immediately notify the Works manager as well as the Engineer, of any damage caused to existing works and services.

Where the Contractor is responsible for damage for which repairs have to be carried out by an outside authority, the costs of these repairs will be recovered by a deduction from the Contractor's Payment Certificate. The Employer will attend to the payment due to outside authorities.

The cost of repairing any damage to services, due to miscalculations or negligence on the part of the Contractor or their failure to carry out the duties set out in this Clause, shall be borne by the Contractor.

C3.4.9 RELOCATION OF EXISTING SERVICES

It is the responsibility of the Contractor to negotiate the relocation of services with the relevant service providers.

The Contractor shall ensure that they commence with such negotiations well in advance to be able to plan and programme such work into the programme for the construction of the Works without causing a delay to the construction of the Works.

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The Contractor will be responsible for the payment of initial deposits and relocation costs and will only be reimbursed for such costs from the relevant item in the Bill of Quantities on a re-measurable basis, once proof of relevant payments have been received by the Employer.

C3.4.10 SITE ESTABLISHMENT**C3.4.10.1 Site Usage**

The Contractor shall confine his activities to the site of the Works and to the area allocated to him for his site offices and materials storage. The Contractor may not use or damage in any way any area that falls outside the boundaries of the Site. Any area outside of the Site boundaries damaged by the Contractor shall be rehabilitated to the satisfaction of the Engineer at the Contractor's expense.

Access to site shall be limited to the contractor and his personnel. The contractor shall be responsible to control unauthorized entry to the site and shall inform the Engineer of any breach of such rules. The site shall be managed and used for its intended purpose.

C3.4.10.2 Water Supply

The Contractor shall make all their own arrangements concerning the supply of construction water. No direct payment will be made for the provision of such services. The cost thereof shall be deemed to be included in the rates and amounts bid for the various items of work for which these services are required.

The Contractor shall at his own expense be responsible for obtaining a metered standpipe from the CDC's Zone Operations as well as for the distribution of water for construction and domestic use.

The distribution and use of water shall be carried out in accordance with the applicable laws and regulations.

The Employer accepts no responsibility for shortage of water due to any cause whatsoever, or for additional costs incurred by the Contractor as result of such shortage.

C3.4.10.3 Power / Electricity Supply

The Contractor shall make all their own arrangements concerning the supply of electricity. No direct payment will be made for the provision of such services. The cost thereof shall be deemed to be included in the rates and amounts bid for the various items of work for which these services are required.

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C3.4.10.4 Location of Site camp and materials storage area

A specific area in close proximity to or on the Site of the Works will be made available by the Employer to the Contractor for the Contractor's site establishment. The area of the site camp is shown on site layout drawing no. xxxxx-01_A_BAS_P_001

The area will be indicated to the Tenderers at the compulsory clarification meeting and the Contractor shall have sole use of such area, free of charge, for the duration of the Contract.

The Contractor shall use this area only for the purposes of erecting the temporary site offices, workshops, stores and other facilities required for the execution of the Contract. The Contractor shall not use the area nor allow it to be used for any purposes not directly associated with the execution of the Contract.

The Contractor shall be responsible for arranging, at his own cost, for the provision of all services he may require in the area, as well as elsewhere on the Site.

Should the Contractor deem the area made available by the Employer to be inadequate or unsuitable for the Contractor's particular needs, then the Contractor shall be at liberty to make his own arrangements with the owners of other sites which he considers are better suited to his needs; provided always that the use by the Contractor of any area other than that made available to him by the Employer shall be subject to the prior written approval of the Engineer, which approval shall not be unreasonably withheld; and provided further that the Contractor shall have no claim against the Employer in respect of any costs incurred by him, either directly or indirectly in consequence of utilising any area other than that made available to him by the Employer, and which costs exceed those costs allowed for by the Contractor in his Tender.

The site of the camp must be kept clean and tidy, and on completion of the Works, the Contractor shall remove all temporary offices, sheds, etc. and shall reinstate the area to the Engineer's and/or the Employer's satisfaction.

The Contractor shall confine his camp and storage of materials to the areas designated.

On completion of the construction Works the surface of the areas utilised shall be properly re-instated to the satisfaction of the Engineer.

C3.4.10.5 Temporary Offices

No separate office will be required for the Engineer or his Representative. The Engineer and his Representative shall however be allowed free use of all the Contractor's site facilities.

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The Contractor shall further provide within his own site establishment facilities, a suitably furnished office or other venue capable of comfortably accommodating a minimum of sixteen (16) persons at site meetings. The Engineer shall be allowed free use of such venue for conducting any other meetings concerning the Contract at all reasonable times

C3.4.10.6 Sanitary Facilities

The Contractor shall, at his own expense, be responsible for safely and hygienically dealing with and disposing of all human excrement and similar matter generated on the Site during the course of the Contract, all to the satisfaction of the responsible health authorities in the area of the Site as well as the Engineer.

All such excrement shall be removed from the Site and shall not be disposed of by the Contractor on the Site. The Contractor shall further comply with any other requirements in this regard as may be stated in the Contract.

The Contractor may also elect to connect to the existing main sewer lines on the site

The Contractor shall further, as a minimum, supply and maintain chemical toilets for use by his workmen and the number of toilets shall be based on one toilet per fifteen personnel on site

Under no circumstances will the Contractor's staff be allowed to use any other toilet facilities in and around the Site.

C3.4.10.7 Contract nameboards and identity boards

The Contractor shall provide, erect and maintain the contract nameboard at such position and location as are directed by the Engineer, all in accordance with the requirements set out in SANS 1200 AB.

The Contractor shall before ordering or manufacturing any such nameboards, obtain the Engineer's written approval in respect of all names and wording to appear on the contract nameboards.

C3.4.10.8 Accommodation and Transport of Employees

The Contractor shall make his own arrangements for the accommodation of his employees.

The contractor shall provide transportation for local labour in a 30km radius from the project area for the full construction period. This transportation must be an enclosed roadworthy licensed vehicle to ensure safety and comfort for the passengers. Open or non-enclosed transport options are not acceptable. The Contractor will be responsible for arranging a

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qualified driver, covering all associated costs including fuel, insurance, and any other necessary operating expenses. Additionally, the Contractor must ensure the vehicle has access to safe and secure parking when not in use.

C3.4.10.9 Security of Contractor's Site Camp

Security of the Contractor's site camp will be the Contractor's own responsibility and no additional payment will be made should additional security measures need to be taken during the Contract.

C3.4.10.10 Laboratory Facilities

No laboratory facilities will be required by the Engineer. Any acceptance control testing required by the Engineer will be carried out by a laboratory designated by the Engineer.

An item has been measured in the Bill of Quantities to cover the cost of acceptance control testing ordered by the Engineer.

The contractor shall however take note that if the work or material tested does not comply with the relevant specification the invoiced cost of tests carried out shall be borne by him.

C3.4.11 SITE USAGE

Access to the site shall be limited to the Contractor and their personnel only. The main Contractor shall be responsible for controlling unauthorized entry to the site and shall inform the Engineer of any breach of such rules. The site shall be managed and used for its intended purpose.

C3.4.11.1 Site Usage: Additional Requirements for Construction Activities

- a) The Contractor shall be responsible for the construction of any deviation for the accommodation of traffic. In all cases shall the existing number of traffic lanes and possible movements of traffic be retained.
- b) The Contractor's tendered rates for the relevant items in the bill of quantities shall include full compensation for all possible additional costs which may arise from this and no claims for extra payment following on inconvenience caused by or as a result of the modus operandi to be followed will be considered.
- c) The travelling public shall have the right of way on public roads, and the Contractor shall make use of approved methods to control the movement of his equipment and vehicles so as not to constitute a hazard on the road.
- d) Failure to maintain road signs, warning signs, flicker lights, etc. in good condition shall constitute ample reason for the Engineer to stop the works until the road signs, etc. have been repaired to their satisfaction.

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- e) The Contractor may not commence constructional activities before adequate provision has been made for accommodating traffic according to the requirements of this document and the South African Road Traffic Signs Manual.
- f) The Contractor shall submit proposals in connection with directional signs to the Engineer for approval by an approved traffic plan.
- g) The Contractor may not construct any deviations without the prior written approval from the Engineer.
- h) The Contractor shall be responsible for repairing any damage caused to infrastructure and vegetation in the areas of construction. Failure to repair any damage will give the Employer (CDC) the right to withhold payments due to the Contractor until repairs have been made to the satisfaction of the Engineer and Employer. Any expenses incurred in this regard will be for the Contractor's own account and the Employer will not be liable for any payment in this regard.
- i) The Contractor shall make provision for the coordination of work with other contractors that may be operating in the project area that is outside the scope of this Project.

C3.4.12 PERMITS AND WAY LEAVES

Permits and wayleaves will not be applicable but the Contractor shall note that access control points are located at the two entrance points. The Contractor shall be required to obtain permission from CDC's Zone Operations to utilise the access control points for his construction vehicles and plant.

Contract Details – CDC Zone Operations Business Unit:

- Contact Person: Ms Zolisa Vabaza
- Electronic email: zolisa.vabaza@coega.co.za
- Contact number: 041 403 0400

C3.4.13 CONSTRUCTION IN RESTRICTED AREAS

Working space is sometimes restricted. The construction method used in these restricted areas largely depends on the Contractor's Plant. Notwithstanding, measurement and payment will be strictly according to the specified cross-sections and dimensions irrespective of the method used, and the rates and prices tendered will be deemed to include full compensation for any difficulties encountered by the Contractor while working in restricted areas. No extra payment or any claim for payment due to these difficulties will be considered.

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C3.4.14 ALTERATIONS, ADDITIONS, EXTENSIONS AND MODIFICATION TO EXISTING WORKS

The Contractor must satisfy themselves that the dimensions, accuracy, alignment, levels, and setting out of the site, existing road, structures, or components thereof are compatible with the proposed Works and must notify the Engineer where this is not the case.

C3.4.15 INSPECTION OF ADJOINING PROPERTIES

The Contractor together with the Engineer must inspect all adjacent structures for defects, cracks etc. before commencing with the works that may have a potential to damage surrounding buildings and properties. Notes and photographs must be taken of each structure surrounding the development, to record any existing defects prior to the commencement of the works.

C3.4.16 SURVEY CONTROL AND SETTING OUT OF THE WORKS

Benchmarks installed by a surveyor shall be used for setting out and survey control.

Before the commencement of work, the Contractor shall liaise with the Engineer in order to establish the exact status of all survey control and boundary pegs on the Site.

The position and level of all benchmarks are indicated on the drawings.

On completion of the Contract, all pegs that have been unavailable disturbed shall be replaced by the Employer. Pegs which have, in the opinion of the Engineer, been disturbed due to the negligence of the Contractor will be replaced at the Contractor's expense.

C3.4.17 CHANGE IN SCOPE OF THE WORKS

The Employer reserves the right to amend the quantities and scope of works (increase or decrease quantities) prior to or during the Contract and the Contractor shall forfeit all claims linked to loss of profits or consequential losses against the Employer in this regard.

C3.4.18 MAINTENANCE REQUIREMENTS

The Contractor shall make themselves available for immediate repairs and maintenance work on the Project for the duration of the defects notification period.

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C3.5: MANAGEMENT

C3.5.1.1 MANAGEMENT OF THE WORKS

The Contractor shall attend all management meetings at the Engineer's request. Site meetings will be held every second week as per the dates agreed. This will include contract management and technical meetings.

The Health & Safety meetings will form part of the Contract Management meetings.

The Contractor will be required to present all relevant and requested information including early warnings, quality plans, schedules, (including progress) subcontractor management, and health, environmental, and safety issues at such meetings.

All meetings are to be recorded using minutes and a register prepared and circulated by the person who convened the meeting. Such minutes or registers are not to be used to confirm actions or instructions under the contract. These are to be done separately by the person identified in the Conditions of Contract to carry out such actions or instructions.

C3.5.1.2 PROGRAM OF THE WORKS

The programme, progress reports, subsequent updates, revisions, and supplementary programmes as detailed in this section are an essential part of the project control system used by the Engineer for managing the Works on behalf of the Employer and in monitoring the progress of the work under the Contract. The information and data provided by the Contractor for this procedure must therefore be reliable, accurate, and timely in presentation.

The Program shall reflect the full scope of work, contractual start and completion dates, and critical path, and shall make allowances for inspections and subsequent rectifications of work. The program shall be submitted in both hard and soft copy forms using the Microsoft Projects software package, or other similar programming application software, once accepted by the Engineer.

To demonstrate the actual progress of the work under the Contract the Contractor shall update and submit the following to the Engineer weekly (or other agreed schedule):

a) The revised program, in the form of a three-week look-ahead, showing two (2) separate bars for each activity as per i) and ii) below to enable a comparison of the actual progress with the first program,

- (i) The first programme activity bar, and
- (ii) The revised activity bar identifying the currently forecast start and finish dates of the activity, and the status (% complete of each activity)

b) The progress 'S curves' based on the latest Accepted Programme,

c) Deviations between the "current" activity schedule from the "baseline" activity schedule together with the 'S curves' will form the basis for assessing progress and performance.

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C3.5.1.3 MONTHLY STATUS REPORT

The Contractor shall provide a written status report one week prior to each Contract Management meeting or such other reporting period as may be required by the Engineer from time-to-time. The report shall summarise progress and problems encountered during that month in respect of all parts of the work under the Contract.

As a minimum, the report shall include:

- progress against the accepted programme
- summary of progress achieved during the period using progress 'S curves'
- list of milestones achieved during the period
- critical path activities
- status of design, procurement, and off-site works
- status of on-site works
- deviations from the accepted programme and in particular, the forecast completion dates of activities which have or should have commenced
- status of approvals
- actual or anticipated problems with the corresponding action plans to minimise the impact
- summary of works planned for the following period
- cash-flow status versus the original forecast
- A labour resource schedule which must distinguish between the Contractor's permanent labour and the temporary local labour employment
- time for training of local labour
- other information specifically required by the Engineer

The Contractor's programme shall be a level 4 detailed schedule.

When drawing up this programme, the Contractor shall, inter alia, take into consideration and make allowance for:

- expected weather conditions and their effects
- known physical conditions or artificial obstructions
- the reasonable requirements of any sub-Contractors (steel supplier or other)
- the accommodation and safeguarding of public access and traffic
- working in association with approved Contractors involved in other associated Contracts
- health, safety and environmental requirements
- all other actions that are required in terms of this document.

If any change to the critical path becomes necessary, the Contractor shall notify the Engineer in writing forthwith.

The Contractor's programme shows the duration of operations in working days and shall be realistic and based on quantities and applied resources.

The programme shall allow for special non-working days and the number of days stipulated in the project specifications for inclement weather.

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The Contractor shall update the construction programme weekly, taking cognizance of all factors affecting the programme. Due allowance shall be made by the Contractor in the tender sum for the cost of updating the programme.

If the programme is to be revised because the Contractor has fallen behind the programme, they shall produce a revised programme showing the modifications to the original programme necessary to ensure completion of the Works of any part thereof within the time for completion. Any proposal to increase the tempo of the work must be accompanied by positive steps to increase production by providing more labour and plant on the site, or by using the available labour and plant more efficiently.

Failure on the part of the Contractor to work according to the programme or revised programme shall be sufficient reason for the Employer to take steps as provided for in the Contract.

The Engineer's approval of any programme shall have no Contractual significance other than that the Engineer would be satisfied if the Work were carried out according to such programme and that the Contractor undertakes to carry out the Work according to the programme, nor shall it limit the right of the Engineer to instruct the Contractor to vary the programme, should circumstances necessitate it.

The above shall not be taken as limiting the right of the Contractor to claim for damages or extension of time which he may be fairly entitled to in terms of FIDIC for delay or disruption of their activities.

Should the Contractor at the request of the Employer undertake to finish the whole part of the Works ahead of the time originally required by the Contract, payment for accelerating with the terms of such agreement will be applicable.

The Contractor's monthly programme submission will include a narrative report including:

- Status report - narrative which includes status and performance of operations on the site and Working Areas; summary of progress achieved during the reporting period; status and performance of operations outside the Working Areas; critical action items (top 10) and deviations from the Accepted Programme and action plan to rectify.
- Progress statistics - progress as a percentage of overall works and show progress for "this period" and "progress to date". To calculate this percentage the Contractor uses a spreadsheet to calculate the earned progress of activities which have been weighted using man-hours.
- Project milestone table - reflecting previously and currently forecasted versus accepted milestones.
- Level 4 Project Programme - showing the current forecast dates base-lined against the latest Accepted Programme and showing both a Total Float and Variance column.
- Monthly look-ahead Schedule - showing the current forecast dates base-lined against the latest Accepted Programme and showing both a Total Float and Variance column.
- Manpower Histogram - reflecting actual, forecasted and planned activities.
- Project Labour Report

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- S-curves - reflecting the actual percentage complete versus the planned percentage for the overall Contract utilising the earned values as calculated by the detailed progress report.

C3.5.2 PERSONNEL**C3.5.2.1 KEY PERSONNEL**

The Contractor shall provide an organogram showing their key personnel and their lines of authority and communication. The CVs of key personnel, to participate in the Project, showing their qualifications and experience shall be made available at tender stage by the Contractor to the Employer for adjudication purposes.

Should any personnel change from the tender submission, their CV must be submitted and approved by the Engineer and it shall be a like-for-like candidate or better.

The Contractor keeps a site representative competent to administer and control the works continuously in the working areas during the execution of the works. The Contractor shall inform the Engineer of the name of the site representative, and any instruction given to the site representative by the Engineer is deemed to be given to the Contractor.

C3.5.2.2 USE OF LOCAL RESOURCES

An objective of this Project is the optimum use of local resources as required by the Department of Labour's Special Public Works Programme (Government Notice No R63 of 25 January 2002).

C3.5.2.3 TRAINING

Technical skills training (accredited) shall be provided by the Contractor to all local labour involved in the Contract to enhance their development, and to assist in the empowerment of the local communities.

C3.5.2.4 RESTRICTIONS ON THE USE OF PERSONNEL IN THE PERMANENT EMPLOYMENT OF THE CONTRACTOR

- a) The Contractor shall limit the use of their permanently employed personnel to that of key personnel only – a full list is to be provided with the Site Handover Meeting.
- b) The Engineer may at their discretion, upon receipt of a written and fully motivated application from the Contractor and where they deem the circumstances to warrant, authorize in writing that the Contractor may use in the execution of the Works, workers not being their key personnel but who are in their permanent employ. Without limiting the generality of application of this sub-clause, circumstances which may be considered by the Engineer to warrant the authorization of the use of the Contractor's permanent

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employees not being key personnel, include:

- (i) The unavailability of sufficient numbers of temporary workers and/or Sub-Contractors to execute the Works, provided always that the Contractor has proven that they have exercised their best endeavours and taken all reasonable actions to recruit sufficient numbers of temporary workers and Sub-Contractors and has exhausted all reasonable recruitment options.
- (ii) The unavailability within the temporary worker pool and/or Sub-Contractor sources available to the Contractor in terms of the Contract, of the required sufficient knowledge and skills necessary for the execution of the Works or specific portions thereof, in cases where the time for completion allowed in the Contract is insufficient to facilitate the creation of the necessary skills through the provision of training as contemplated in this Contract
- (iii) Any other circumstances which the Engineer may deem as constituting a warrant.

C3.5.3 EXTENSION OF TIME RESULTING FROM ABNORMAL RAINFALL

- a) A claim for extension of time in respect of delays suffered by the Contractor in consequence of wet climatic conditions will be considered by the Engineer in terms of Sub-Clauses 8.2 and 8.5 of the Conditions of Contract and in accordance with provisions set out hereunder.
- b) For the purposes of extension of time, a delay caused by wet climatic conditions will be regarded as a delay only if, in the opinion of the Engineer, all progress on an item or items of work on the critical path of the Contractor's working programme as approved in terms of Sub-Clause 8.3 of the Conditions of Contract has been brought to a halt.
- c) Unless it is customary to carry out the work, in respect of which a delay was suffered, by rotary shifts or by day and by night, only delays to critical path items experienced as a result of wet climatic conditions during normal working hours (as defined in Sub-Clause 6.5 of the Conditions of Contract) will be taken into account for extension of time. This will apply notwithstanding the fact that a delay may have occurred on a portion of the Works or Contract Works on the critical path due to wet climatic conditions, which work was being executed outside the said normal hours with the permission of the Engineer, granted in terms of the Conditions of Contract.
- d) The Contractor shall make due allowance within his programme submitted in terms of the Conditions of Contract, for a total anticipated delay to items on the critical path resulting from wet climatic conditions, of twenty four (24) normal working days/year, referred to in Table C3.5.3 below (as defined in Sub-Clause 6.5 of the Conditions of Contract), during the Contract.

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Table C3.5.3: Average delays due to inclement weather

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
days delay	3	3	3	3	3	3	3	3	3	3	3	3	36

- e) Extension of time, if granted by the Engineer, will be determined as the aggregate number of normal working days for which all progress on the item or items on the critical path was brought to a halt as a result of wet climatic conditions, less the number of normal working days specified in subclause C3.5.3.4 above.
- f) In determining the revised Due Completion Date of the Contract, the Engineer shall add the equivalent number of normal working days delay determined in accordance with subclause C3.5.3.5 and all intervening normal non-working days to the prevailing Due Completion Date.

C3.5.4 SITE MEETINGS

Monthly co-ordination and progress meetings shall be held or may be amended if the Engineer deems if necessary if progress or construction issues necessitate this. The monthly co-ordination meetings are solely intended for reporting, programming, and forward planning.

Technical meetings between the site staff and project managers will be held if deemed necessary. At these meetings, the relevant Consultant Engineer, responsible for the aspect of work to be discussed at that meeting, will attend. The Contractor shall request clarification of work items at least two weeks in advance to avoid delays occurring.

Minutes of all meetings shall be recorded, and all instructions recorded and noted in the Site Instruction Book. Failure to do so may result in the rejection of a claim.

C3.5.5 FORMAT OF COMMUNICATIONS

All communication shall be channelled through the Engineer or his duly appointed representative and be in writing. Throughout the construction period the Contractor shall supply and maintain the following documentation that shall be kept on Site, accessible to both the Contractor and the Engineer or Engineer's representative at all times:

- a) Site Correspondence Book: For the Contractor to provide the Engineer or Engineer's representative with information required, for giving notification in writing of inspections, drawings. Etc., required by the Contractor, and for use by the Engineer or Engineer's representative for the purpose of writing day-to-day instructions or confirming verbal information or instructions given to the Contractor.

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- b) Health and Safety File containing the site and safety hierarchy, contact details, safety plan, audits, safety equipment registers, safety training records, injuries log, records of inspections and all other relevant safety data.
- c) Quality Control File containing Quality Assurance and Quality Control Forms to be operated and maintained by the Contractor.
- d) Measurement File containing records of work measurement and calculations.
- e) Daily register of all labour, plant and equipment
- f) Site diary.
- g) One full set of contract drawings and contract documents.
- h) Latest Construction programme.
- i) Inspection Request Books.

When requested by the Engineer, the Contractor shall submit within 2 working days of the date of such request, a method statement detailing the Contractor's proposed procedures for certain elements of the Works. No work to such elements shall commence before the method statement has been approved.

C3.5.6 ACCOMMODATION OF TRAFFIC

The Works are to be carried out in areas with pedestrian and vehicular traffic. The barricading, lighting, and traffic control on Site shall be carried out in strict compliance with these Specifications. Furthermore, the Contractor shall ensure that pedestrians have free access past the Works without having to walk on trafficked roadways and shall make every effort necessary to ensure that construction activities cause as little inconvenience and danger to the public as possible.

The Contractor shall provide a safe and unrestricted flow for residents, vehicles, and pedestrians at all times during the construction period. Wayleaves and necessary notifications shall be the responsibility of the Contractor.

C3.5.7 FEATURES REQUIRING SPECIAL ATTENTION**C3.5.7.1 Protection of Public and Property**

The Contractor shall fence or otherwise protect all parts of the works dangerous to the safety of the public or property. All excavations are to be barricaded as per relevant SANS Standard specifications.

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The Contractor shall light and barricade if necessary, all materials of a description obstructing sidewalks, pavement and street, as a consequence of his operations.

All costs associated with complying with the above shall be included in the rates as no special item has been included in the Schedule of Quantities.

C3.5.7.2 Spoil Materials

All surplus excavated material shall be spoiled at a site located in Zone 5 of the Coega IDZ.

Dumping at the above site will be free of charge and the Contractors shall make full allowance for the haul to the above site. No overhaul shall be applicable. No dumping of builders rubble will be permitted.

C3.5.7.3 Site Records

The Contractor shall provide and maintain on site at all times a site diary in which shall be recorded on a daily basis details of weather conditions, work performance for each day, site personnel, plant and equipment, rate of progress and any other pertinent details related to the contract.

C3.5.7.4 Site Maintenance

During progress of the work and upon completion thereof, the Site of the Works shall be kept and left in a clean and orderly condition. The Contractor shall store materials and equipment for which he is responsible in an orderly manner and shall keep the Site free from debris and obstructions.

The Contractor shall take note that progressive and systematic finishing and tidying will form an essential part of this Contract. On no account shall spoil, rubble, materials, equipment or unfinished operations be allowed to accumulate in such a manner as to unnecessarily be a hindrance to or impede the activities of others. In the event of this occurring the Employer shall have the right to withhold payment for as long as may be necessary in respect of the relevant Works in the area(s) concerned

C3.5.8 PAYMENT CERTIFICATES

The Contractor and the Engineer must agree on the measured quantities before submission of the certificate. All measurement and payment certificates must be submitted to the Engineer on a date to be agreed upon at the site handover meeting. The Contractor must ensure that all interim payment certificates are accompanied by a Tax Invoice, with the Contractor's and the Employer's VAT Registration numbers printed thereon, to ensure timeous payment of the certificate.

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C3.5.9 SECURITY

The Contractor is responsible for all security measures required on site for the construction of the Works.

All costs required for security measures taken on site shall be deemed to be covered in the billed rates of the Bill of Quantities.

The Contractor shall provide security watchmen for the Contract as they deem fit at no extra cost to the Employer. The Contractor must ensure that all their employees as well as the employees of their sub-contractors can identify themselves as members of the construction team.

C3.5.10 ENVIRONMENTAL MANAGEMENT

The Contractor will be required to adhere to the conditions, standards, and requirements stated in the Environmental Specifications in Annexure E.

The content of the EMP covers:

- Potential environmental impacts addressed by the EMP
- Management action required to mitigate impacts
- Mitigation standards
- Monitoring methods & frequencies

The Contractor shall submit method statements as required in the EMP and by CDC, for approval, prior to commencing any construction activities on site. The costs of these shall be included in the overall rates.

C3.5.11 HEALTH AND SAFETY

The work under this Contract is defined as “Construction Work” and regulated under the Occupational Health and Safety Act, 1993 (latest amendment) and the Contractor shall adhere to all the legislative requirements as per Construction Regulations 2014, as well as the Employers Project Specific H&S Specification, developed by the Safety Agent, attached as Annexure D.

The Contractor shall provide for the cost of the health and safety measures in the Schedule of Quantities according to the Specification for Occupational Health and Safety.

The Contractor shall notify the Provincial Director in writing of the construction activities before work commences if required.

The Site Representative shall be present on site during working hours and any orders or instructions, which the Engineer may give to the Site Representative, shall be deemed to have been given to the Contractor.

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The Contractor shall develop and demonstrate to CDC a suitable and sufficiently documented Health and Safety plan in terms of Regulation 5(1) and based on the Health and Safety Specification provided by CDC.

C3.5.12 TESTING AND QUALITY CONTROL REQUIREMENTS**C3.5.12.1 Contractor to engage services of an independent laboratory**

Notwithstanding the requirements of the Specifications pertaining to testing and quality control, the Contractor shall engage the services of an approved independent laboratory to undertake all testing of materials, the results of which are specified in, or may reasonably be inferred from, the Contract.

These results will be taken into consideration by the Engineer in deciding whether the quality of materials utilised and workmanship achieved by the Contractor comply with the requirements of the Specifications. The foregoing shall apply irrespective of whether the specifications indicate that the said testing is to be carried out by the Engineer or by the Contractor.

The Contractor shall be responsible for arranging with the independent testing laboratory for the timeous carrying out of all such testing specified in the Contract, at not less than the frequencies and in the manner specified. The Contractor shall promptly provide the Engineer with copies of the results of all such testing carried out by the independent laboratory.

For the purposes of this clause, an "independent laboratory" shall mean an "approved laboratory" (as defined in subclause PSA 7.2) which is not under the management or control of the Contractor and in which the Contractor has no financial interest, nor which has any control or financial interest in the Contractor.

C3.5.12.2 Additional testing required by the engineer

In addition to the provisions of subclause C3.5.12.1: Contractor to engage services of an independent laboratory, the Engineer shall be entitled at times during the Contract to require that the Contractor arrange with the independent laboratory to carry out any such tests, additional to those described in subclause C3.5.12.1, at such times and at such locations in the Contract Works as the Engineer shall prescribe. The Contractor shall promptly and without delay arrange with the independent laboratory for carrying out all such additional testing as required by the Engineer, and copies of the test results shall be promptly submitted to the Engineer.

C3.5.12.3 Costs of testing

The costs of all testing carried out by the independent laboratory in accordance with the requirements of subclause C3.5.12.1, above shall be borne by the Contractor and shall be

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deemed to be included in the tendered rates and prices for the respective items of work as listed in the Bill of Quantities and which require testing in terms of the Specifications. No separate payments will be made by the Employer to the Contractor in respect of any testing carried out in terms of subclause C3.5.12.1.

The costs of any additional tests required by the Engineer in terms of subclause C3.5.12.2: Additional testing required by the Engineer, shall be reimbursed to the Contractor against substitution of the provisional allowance allowed therefore in the Bill of Quantities; provided always that the costs of any such additional tests ordered by the Engineer, the results of which indicate that the quality of the materials utilised and/or the standard of workmanship achieved are/is not in accordance with the specifications, shall not be reimbursable to the Contractor.

C3.5.13 CONSTRUCTION LABOUR MANAGEMENT SPECIFICATION FOR DEVELOPING SKILLS THROUGH INFRASTRUCTURE CONTRACTS

Deliverable T1: Provide Training and Development interventions to achieve full compliance with the Construction Industry Development Board (CIDB) Contract Skills Development Goal (CSDG).

The Contractor shall achieve the CSDG (*per Government Gazette No.48491 of 31 March 2023 and any subsequent legislative amendment*) by providing opportunities to trainees, learners, interns and candidate professionals requiring structured workplace learning and experiential opportunities, for the Contractor to fully comply with the requirements of the CIDB Contract Skills Development Goal.

The main Contractor shall determine and provide for the cost of full compliance to the CSDG, expressed in Rand, which shall not be less than the full contract amount multiplied by the applicable percentage (%) factor given in Table 1 in the Standard for Developing Skills, for the applicable class of construction works.

The main Contractor shall submit to Coega Human Capital Solutions (HCS) via the Engineer, within 20 days of the contract coming into effect, and/or the issuing of an instruction from the Principal Agent, a contract-compliant **baseline human resources development plan** to ensure full compliance to CSDG as referred to herein above. The baseline human resources development plan must also include all subcontractors' (all SMMEs inclusive) obligations to ensure that the total CSDG is achieved. The baseline human resources development plan must receive the Principal Agent's written approval prior to its implementation.

The main Contractor shall also submit to Coega Human Capital Solutions (Coega HCS) via the Principal Agent, monthly CSDG training compliance reports, as well as the final CSDG training compliance report within ten (10) days of taking-over certification. Such

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training reports shall be in the format required by Coega HCS and include all CSDG deliverables by all subcontractors.

The preference of selection and placement of appropriate trainees/ learners/ candidates shall be local individuals, in line with identified local Target Areas. The initial search shall be limited to the Project Job Seekers' Database (which includes training/ development opportunity seekers) managed by Coega HCS. Only upon written confirmation from Coega HCS of the non-availability of candidates per instance, shall Contractors be obligated to recruit required trainees/ learners/ interns/ candidates professionals through their own conventional means for subsequent prior placement approval by Coega HCS.

The main Contractor shall ensure the achievement of the measurable CSDG by providing opportunities to trainees, learners, and candidates requiring structured workplace learning using one or a combination of any of the following CSDG Methods for work directly related to the contract or order.

Employed learners may not account for more than 33 per cent of the CSDG, and not more than one method may be applied to any individual concurrently in the calculations of the CSDG.

Deliverable T 1.1: The main Contractor shall ensure the provision of structured workplace learning opportunities that result in the attainment for learners towards the attainment of a part or a full occupational qualification. (CSDG Method 1)

Deliverable T 1.2: The main Contractor shall ensure the provision of structured workplace learning opportunities for apprentices and/or other artisan learners towards the attainment of a trade qualification leading to a listed trade (GG No. 35625, 31 August 2012) subject to at least 60% of the artisan learners being holders of public TVET college qualifications. (CSDG Method 2)

Deliverable T 1.3: The main Contractor shall ensure the provision of work-integrated learning opportunities for University of Technology or Comprehensive University students completing their national diplomas. (CSDG Method 3)

Deliverable T 1.4: The main Contractor shall ensure the provision of structured workplace learning opportunities for built environment profession candidates towards professional registration by a listed statutory council. (CSDG Method 4)

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Class of construction works as identified in terms of Regulation 25(3) of the Construction Industry Regulations 2004		Construction Skills Development Goal (CSDG) (%)
Designation	Description	
CE	Civil Engineering	0.25
CE and GB	Civil Engineering OR General Building	0.375
EE	Electrical Engineering Works (Buildings)	0.25
EP	Electrical Engineering works (Infrastructure)	0.25
GB	General Building	0.5
ME	Mechanical Engineering Works	0.25
SB	Specialist	0.25



**PART C4:
SITE INFORMATION**



CONTRACT PART C4: SITE INFORMATION

C4.1 DESCRIPTION OF THE SITE

Location of the Works

Refer to **C3.1.3** in this document.

C4.2 GEOTECHNICAL, Topography, and Vegetation:

Refer to **Annexure E: Environmental Specifications.**

Refer to **Annexure F: Geotechnical Investigation Reports.**

C4.3 Existing Services:

Refer to **Annexure A: Tender Drawings.**

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PART C5: ANNEXURES**

C5.1	Annexure A	Tender Drawings
C5.2	Annexure B	Project Specifications
C5.3	Annexure C	Baseline Risk Assessment
C5.4	Annexure D	Project Health and Safety Specifications
C5.5	Annexure E	Project Environmental Specifications
C5.6	Annexure F	Geotechnical Investigation Reports
C5.7	Annexure G	CIDB Standard for developing skills through infrastructure contracts
C5.8	Annexure H	Labour Management
C5.9	Annexure I	SMME Specification
C5.10	Annexure J	CDC Planning Specifications for Contractors
C5.11	Annexure K	Supplier Performance Evaluation

Link to download annexures: [CDC DIGISTICS WAREHOUSE - 27 MARCH 2026](#)