

PROVISION OF SERVICES FOR ALTERATIONS OF OFFICES AT 111 MAHATMA GHANDI ROAD WORKSHOP AT TRANSNET SOC LTD (REG.NO.1990/000900/30) OPERATING AS TRANSNET PORT TERMINAL (hereinafter referred to as "TPT") PORT OF DURBAN POINT MULTI-PURPOSE TERMINAL.



TRANSNET PORT TERMINALS DURBAN MPT

DOCUMENT TITLE:

**PROVISION OF SERVICES FOR ALTERATIONS OF OFFICES
AT 111 MAHATMA BUILDING WORKSHOP AREA FOR
POINT MULTI-PURPOSE TERMINAL**

Scope of Work

REVISION 01
24/07/2025

PROVISION OF SERVICES FOR ALTERATIONS OF OFFICES AT 111 MAHATMA GHANDI ROAD WORKSHOP AT TRANSNET SOC LTD (REG.NO.1990/000900/30) OPERATING AS TRANSNET PORT TERMINAL (hereinafter referred to as "TPT") PORT OF DURBAN POINT MULTI-PURPOSE TERMINAL.

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1. BACKGROUND

Transnet Port Terminals Multi-Purpose terminal is in need of alternations of its offices for its employees. Transnet is looking to appoint a service provider to partition, tile, insert suspended ceilings, shelving and kitchens at 111 Mahatma Gandhi Road for the use of the support departments.

2. SCOPE OF WORK

The area that is to be partitioned is the open plan office at the workshop and open plan offices at 111 Mahatma Gandhi Building:

2.1. Workshop

- i. From the below drawing, focus area - Office 3 & 4 which is to become one office and not 2 separate offices with 1 door and 2 sand blasted windows.
- ii. Focus area office 3 & 4. The area to be divided into 3 partitioned offices with access to all offices from the entrance of the main door.
- iii. Total length is 15,4m to be divided into 3 offices.
- iv. 1 office to be the size of 2 offices i.e. 7,7m x 4,3 x +-3m (h)
- v. The wooden handrail at the top of the brick wall to be removed.
- vi. Create 2 storerooms (1) 5.5m x 6m with door in the corner before passage with 2 x double LED fluorescent lighting with individual switch and 3 x double plug points and (2) 5.5m x 3mt. Door from the passage side with 1 x double LED fluorescent lighting with individual switch and 1 x double plug points. No windows. No air conditioners.
- vii. Create 2 ICT drywall storerooms with openings for windows and doors. Windows and doors to be installed by TNPA Contractor. Two storerooms with +- 3.181m x 2,560m (h)
- viii. Ceiling to reach the top of the brick wall (+-3m) with a suspended ceiling for the offices. All offices to have sandblast finish windows to the side of the door to allow for natural light and doors that open inwards. Windows to be 1m x 1m. Dimensions of the drawings is to act as a guide. Ceiling for the ICT Storerooms 6.362m x 3.543m. Neat framework around roller door to be manufactured as the height of the roller door is higher than the suspended ceiling of the area.
- ix. Ceramic Tiling of the entire area from the entrance of the main door +- 11,835 x +- 15,4m. Tiles to be ceramic speckled grey.
- x. 2 x hose reel to be removed and isolated
- xi. Break wall and fill up staircase and landing. Make level with concrete.
- xii. All walls to be prepared for plastering and painted
- xiii. Suspended ceiling to cover the entire area of the workshop
- xiv. Ceiling to be suspended ceiling – washable, shadowline. Ceiling tile to be foil backed gypsum board in 9mm – white.

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- xv. 2 each 4 x 4 Double plug points to be in all the offices.
- xvi. The large office of 7,7m in length to have 6 each 4 x 4 plug point areas
- xvii. Double 5-foot LED fluorescent lighting to be installed in all offices as well as the open area with each office having its own individual switch. The larger office to have 2 x 5-foot double LED fluorescent lights with its own individual switch
- xviii. Split unit aircons to be installed in all offices. 9 000btu in the 2 offices and the large office to have 12 000 btu
- xix. Brace between trusses to maintain suspended ceiling. All new drywall partitions to be constructed using the Gyproc Sound Resistant Wall System with thick Gyproc SoundBloc, and to comply with specs below.
- xx. All doors to be flush panel doors with 3 sets of keys.
- xxi. All doors to have name plates plus additional 35 Name plates
- xxii. Electrical certificate of compliance to be supplied.
- xxiii. Hydro jet outside drainage to test functionality.
- xxiv. Install PVC Plastic Mesh below roof box cutter and above kitchen roof to close off all gaps.
- xxv. Remove all existing electrical plug points and cabling and hand it over to TPT Electrical Department
- xxvi. Lighting to be installed in the passage, toilets, shower areas.
- xxvii. Shower areas to have extractor fans.

2.1.2 Shelving.

The 2 Corporate affairs storerooms to have fitted galvanized shelves x 8 in total.

- Bolted shelving steel bay 5 shelves – Uni-Angle – Five Shelf Kit – Galvanized. Dimensions +- 183cm(h) x +- 92 cm x +-45cm deep. Maximum load per shelf to be 160kg.



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The 2 ICT storeroom to be fitted with the below.

Specification Storage System x 1

Overall Dimensions

2 000 x 2 400 x 500 mm

Gauge of Metal

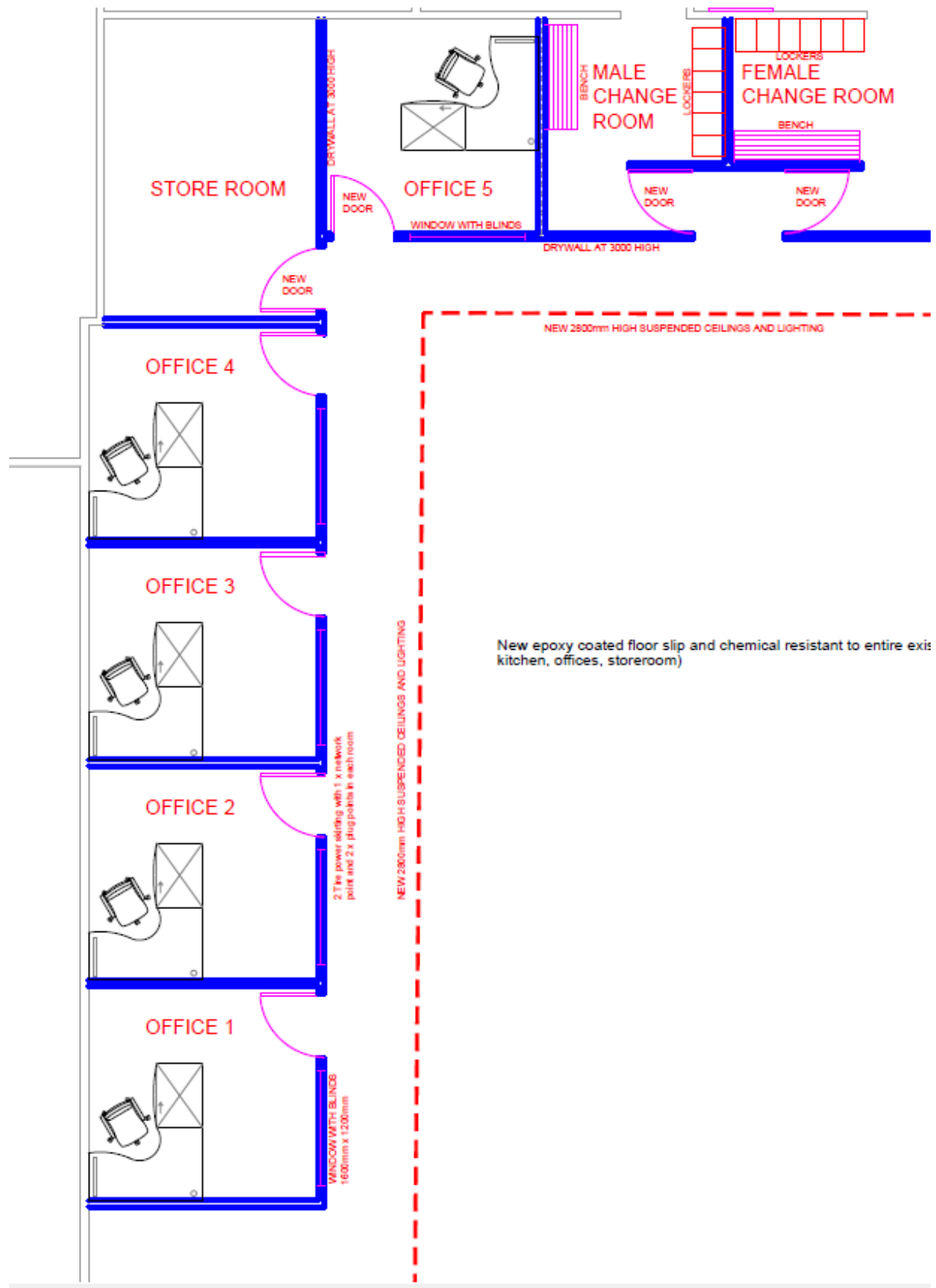
2 mm

What's Included

- 5 Drawer Roller Cabinet (680 x 458 x 910 mm)
- Double Door Tall Cabinet (915 x 458 x 2 000 mm)
- Lift Up Wall Cabinet (680 x 281 x 350 mm)
- Sliding Door Wall Cabinet (680 x 281 x 350 mm)
- Black Panel (1 052 x 614.5 x 24 mm)



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2.2. 111 MG Building – Ground Floor

a. Call Centre

- i. Dry wall Partitioning of the HVAC system and an office
- ii. HVAC Partitioning to be 2.3m x 2.25m to the roof +/- 4.116m (h)
- iii. Office to be 3.45m x 2.38 with sandblast finish windows to the side of the door to allow for natural light and doors that open inwards. Windows to be 1m x 1m. Dimensions of the drawings is to act as a guide.
- iv. All doors to be flush panel doors with 3 sets of keys.
- v. Kitchen flooring to be installed with water resistant and water proofing flooring for the small kitchen on the 1st floor -1.515mx 2.915m. For All laminated flooring, allow for edging of laminated finish and quadrant as well as skirtings where required.

b. Reception Doors

- i. Rear Door – Repair aluminium door. Replace automatic door closure (Dorma) extra heavy duty. Replace glass +/- 800mm x 1965mm – sandblast finish with Transnet Log in Clear.
- ii. Fron Door – Repair aluminium door. Replace automatic door closure (Dorma) extra heavy duty. Replace glass +/- 1205mm x 1955mm – sandblast finish with Transnet Log in Clear.

2.3. 111 MG Building – 1st Floor

c. Strategy Department

- i. Partition the area into 2 closed offices and 2 semi closed offices.
- ii. Closed offices to be 3.1m x 4.1m x 3.78m (h) with sandblast finish windows to the side of the door to allow for natural light and doors that open inwards. Windows to be 1m x 1m. Doors to be next to each other towards the centre of the passage. Closed offices to be on the side of the solid wall.
- iii. Partition Semi closed offices to install drywall 1.6m x 2.5m(h) positioned in the centre equally spaced excluding the door opening area.
- iv. Install double led fluorescent lighting in the offices with their individual switches with cover required.

d. ME Office

- i. Partition the area into 2 closed offices and 2 semi closed offices.
- ii. Closed office # One to be 3.76m x 3.4m x 3.78m (h) with sandblast finish windows to the side of the door to allow for natural light and doors that open inwards. Windows to be 1m x 1m. Doors to be next to each other towards the centre of the passage.


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- iii. Closed office # Two to be 2.88 x 3.4m x 3.78m (h) with sandblast finish windows to the side of the door to allow for natural light and doors that open inwards. Windows to be 1m x 1m. Doors to be next to each other towards the centre of the passage.
- iv. Closed offices to be on the side of the windows.
- v. Partition Semi closed offices to install drywall 1.6m x 2.5m(h) positioned in the centre equally spaced excluding the door opening area.
- vi. All panel lights to be installed in the ME office area totally 8 lights with individual switches.

e. HR Department

- i. Install dry wall to the ceiling with door at the HVAC. Dimensions of the dry wall is +- 2.360m x 3.970m (h). Door to open outwards
- ii. All Doors mentioned above to come with 3 sets of keys.

f. Boardroom

- i. Drywall the area of the office into the passage leading to the boardroom 2.743m x 2.131m (h)/
- ii. Drywall the passage in a  shape
- iii. Width 3.881m x 6.080m (l) against the wall, Length of 5.370 against the windows. Flush Door panel to be installed with the top half containing a small glass window. Window to be 300mm x 300mm average height.

g. Kitchen 1st Floor

- i. Dry walling of the kitchen wall 4.235m x 3.8m (h)
- ii. Dry walling of the HVAC system 2.7m x 1.25m x +-3.8m (h) double door opening outward to be supplied and installed.
- iii. Flooring – All Kitchen area flooring to be installed with water resistant and water proofing flooring. For All laminated flooring, allow for edging of laminated finish and quadrant as well as skirtings where required – dimensions +- 6.89m x +- 2.9m.

h. Kitchen on the 1st Floor – next to the staircase

- i. Kitchen Countertop with single sink bowl and mixer.
Dimensions of the counter to be 1m in length against the brick wall. The countertop to granite having a single sink with mixer (as per spec) and 7.5lt hydro boil (as per specs below) complete with all plumbing and water isolator and electrical isolator.
- ii. Countertop to have 4 x 1 drawers and cupboards with 1 shelf with doors.
- iii. Granite top counters
- iv. White tile 600mm above the cupboard

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- v. Splash back white kitchen tiling (150mm x 150mm) around the length of the countertop.
- vi. All Kitchen area flooring to be installed with water resistant and water proofing flooring. For All laminated flooring, allow for edging of laminated finish and quadrant as well as skirtings where required. Dimensions are 4.239m x 1.1m.
- i. Conduct installation of 4 water fountains complete with water and electrical connections to TPT mains. TPT to supply the fountain
- j. All Kitchen area flooring to be installed with water resistant and water proofing flooring. For All laminated flooring, allow for edging of laminated finish and quadrant as well as skirtings where required.
 - i. Main Kitchen on the ground floor – 1.775m x 4.126m.
 - ii. Planning Kitchen on the ground floor next to the open plan - =- 5.12m x 4.14m
 - iii. Electrical workshop Kitchen – 5.280m x 2.890m.

ALL SIZED ARE ESTIMATED SIZES AND TO BE VERIFIED BY THE CONTRACTOR

Specifications for Taps

Cobra Breathe combines sleek, modern design with state-of-the-art water saving technology, giving you that moment to 'breathe'. If ever there was a faucet that could be comparable to a high-end spa experience, then this would be it. The elegant design is a breath of fresh air.

Product Features

- Single metal lever with swivel outlet
- J-shaped spout/faucet
- Cobra Pure Shine protects the product from scratches and leaves them resistant to dirt and easy to maintain
- Manufactured from corrosion resistant DZR brass
- Cobra Feather Touch ensures effortless opening and closing of mixers
- Cobra Team Assist - Trained and dedicated service teams are in place to provide pre- and post-installation support
- Cobra Genuine - genuine spare parts are readily available
- 20 Year Warranty

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Colour:	Silver
Finish:	Chrome
Material:	DZR Brass
Mounting Type:	Deck Mount
Shape:	J-Shaped
Style:	Modern
Cartridge Type:	Ceramic
Spout Angle:	10°
Height:	353mm
Diameter:	51mm
Projection:	224mm
Installation Depth:	515mm
Handle Length:	103mm
Spout to Deck Height:	225mm
Weight:	1.755kg



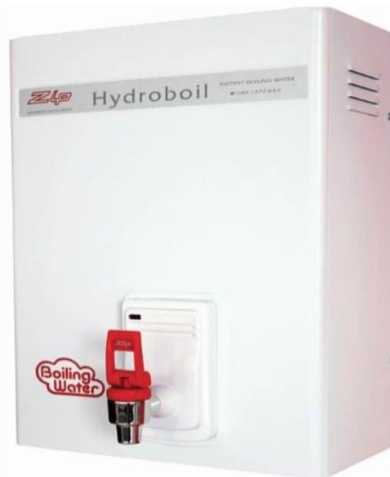
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Hydro boil specs to follow for all installations of 7.5lt

ZIP Hydro Boil 7.5 litter instant boiling water unit with White Epoxy Powder Coated outer case, and a two-way tap, complete with twin-chamber technology. Unit to be installed in accordance with manufacturer's installation instruction manual and (optional) equipped with Zip GlobalPlus™ Water Filtration Kit (highly recommended for hard-water conditions).

Technical Info

Height	54mm
Width	33mm
Length	39mm
Volume	69498mm ³
Weight	9.5kg



There will be another contractor working on site. Please be respectful of each other's space and movements. The contractor that causes any damages will be held responsible.

2.2.4. New drywall partitioning spec

- 2.2.4.1.** Grade II SABS (as per table below) approved fire rates drywall board on either side of framework. With staggered joint. Fixed with 25mm drywall screws at 230mm centres. 50mm wide self-adhesive fibreglass jointing tape. Soundseal between boards for acoustic performance.
- 2.2.4.2.** Steel Framework, studs 63.5 x 35 x 0.5mm, Head Track 65 x 30 x 0.5mm, floor track 65 x 30 x 0.5mm, spacing 400mm centres.
- 2.2.4.3.** Performance, fire 60-minute fire rating, sound insulation 52db.
- 2.2.4.4.** All joints to be skimmed.
- 2.2.4.5.** All drywall partitions to be skimmed with 1 x coat 2.5mm thick Rhinolite or similar approved.
- 2.2.4.6.** Wall to be primed first and painted with 3 finishing coats of satin paint plascon double velvet country mushroom or similar brand.
- 2.2.4.7.** Skirting at the bottom to be aluminium both inside and out – 150mm high

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3. GENERAL NOTES

- Codes of Practice
- SANS 10155: 1980 Accuracy in buildings
- SANS 10400-K:2011 The application of the National Building Regulations Part K: Walls

4. Construction

DESCRIPTION	PD, mm	
	Grade	
	II	I
<u>Position on plan</u> PD of fair-faced specified side of wall from the designed position	±15	±10
<u>Length</u> Up to and including 5m	±15	±10
Over 5m, up to and including 10m	±20	±15
Over 10m	±25	±20
<u>Height</u> Up to and including 3m	±10	± 5
Over 3m, up to and including 6m	±20	±15
Over 6m	±25	±20
<u>Straightness, max.</u> In any 5m (not cumulative)	15	10
<u>Verticality</u> In any 2m	±10	± 5
In any 5m	±15	±10
<u>Finished surfaces</u> PD of any point from a 2m straight-edge placed in any direction of the wall, max.	6	3

Table 1 Permissible deviations in drywall partitions and lightweight internal walls (General specification for drywall partitions and lightweight internal walls South African Building Interior Systems Association 2nd Ed, June 2004)

Joints

- All plaster, skim coat and wall coverings shall be installed without any interference whatsoever with any of the structural joints in the walls.
- The installation of all plaster, skim coat and wall coverings shall allow for movement joints, other than structural joints, in strict compliance with the manufacturer's specifications.

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Price Considerations

6.1 All measurements listed are only a guide; the contractor is responsible for his/her own measurements.

6.1.1 The service provider must quote as follows.

6.1.2 Only SANS/SABS Approved materials to be utilized.

6.1.3 All costs relating to the Safety File are to be included in the bidder's quotation.

6.1.4 The Service provider will quote per item as listed in Section 2.

6.1.5 All costs relating to equipment hiring, machinery etc. are to be included in the bidder's quotation for the entire success of this project.

7 Technical Evaluation Requirements

All contractors bidding for this tender will be technical evaluated and the scoring procedure is in reference to Appendix B. The vendor who does not submit documents as in Appendix B before closing date of the RFQ will be disqualified.

8 Quality of workmanship and materials.

8.1 The quality of workmanship and materials supplied by the supplier must not be the same standard as that of the original installation or improved as per approved latest technology. The awarded Service provider is to adhere to the below Employer Specifications where applicable.

8.2 EEAM-Q-006 - Structural steelwork

8.3 EEAM-Q-008 - Corrosion protection

8.4 EEAM-Q-009 - Quality Management

8.5 EEAM-Q-013 - Commissioning and hand over Rev1

8.6 Codes of Practice

8.7 SANS 10155: 1980 Accuracy in buildings

8.8 SANS 10400-K:2011 The application of the National Building Regulations Part K: Walls

9 Disputes

In a situation where, a contractual dispute with the service provided or the terms and conditions in the Agreement, the Technical Manager or Transnet Engineer or their representative will negotiate a binding decision.

10 Warranty

The supplier must give warranty of workmanship and material for 24-month period.

11 Deliverables and Quantity

A qualified contractor should conduct any installation required and disposal of waste material.

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12 Bills of Materials

All material to be used shall be SABS approved. Only materials of first class shall be utilized, and all materials shall be subject for approval by the Technical Manager.

13 Safety

The following safety procedures together with the terminal standard operating conditions are to be adhered to at all times. No exceptions will be tolerated.

13.1. All personnel reporting to terminal must come in full Personal Protective Equipment gear (Safety Vest, hard hat and safety shoes).

13.2. Vehicles used to be fitted with rotating flashing light and proper company signage when accessing the terminal.

13.3. Only certified or competent technical personnel are required to operate electrical machinery.

13.4. All TPT owned equipment, or property needs to be signed off by TPT representatives before exiting the terminal.

13.5. Terminal provides mess and ablution facilities and must always be kept clean.

13.6. No discipline irregularities will be condoned. Offenders will be requested to leave the terminal immediately pending a full investigation.

13.7. Notification of arrival will be mandatory.

14 Operating Hours

The Durban BBC Terminals operate 24 hours a day. The infrastructure maintenance team mainly works a day shift (07h00 – 15h30) and all work should be done during this period. Any work requiring irregular hours should be communicated timeously to a TPT representative and required approvals obtained.

15 Access Permit

MANDATORY SITE MEETING AT 111 MAHATMA GANDHI ROAD, TRANSENT PORT TERMINAL ADMIN BUIDLING AT POINT TERMINAL: DATE AND TIME To be advised via the eTender Portal.

The site meeting is mandatory. All suppliers are required to bring with them the following in order to apply for the required permit:

- **Measuring tape/equipment**
- Hardcopy of the RFQ.
- Proof of identification for all employees attending.
- Letter from the relevant company stating the names and surnames of the employees requesting access and reason for access.
- **Minimum PPE. Safety vest, hard hat and safety shoes.**
- Suppliers are advised to bring any/all required measuring tools for proper pricing.
- Please apply for a security permit by submitting your request on a company letter head, the reason for entry, full name of the person/s requesting access, ID number and vehicle registration. **This request must be submitted to security 2 days prior to the site meeting. Requests are to be emailed to tpdrtsecurity@transnet.net.**

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- Upon entry to the Port, please proceed to Q & R Permit Container to collect your security permit on presentation of a HARD COPY of the above request letter that was emailed. Please collect your permit before the meeting time as companies arriving after the scheduled meeting time will miss out on the site meeting. Please note the entrance to the Port and the security permit office is always busy, hence factor extra time. After obtaining your permit, please make your way to the designated meeting area.
- Mandatory PPE safety vest, hard hat and safety shoes is required. No High heels or sandals will be permitted.
- **No PPE, No Entry.**

16 Conducting the work

In order to acquire access permits for conducting work, external contractors will need to attend safety induction (valid for a year). Safety would also advise the need for submitting a safety file. Thereafter application for permits from security can be submitted. For vehicles access, all vehicles are required to have a company sign and are evolving light and access will be obtained at the security office.

17 Site Facilities

No provisions have been made for the site facilities. Security of the Service Provider's tools, material and machinery remain his responsibility of the Service Provider to provide his own scaffolding, ladders etc. wherever necessary and/or required for the completion of the work.