

2025

SCOPE OF WORKS – GREEN POINT LIGHTHOUSE



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LIGHTHOUSE AND NAVIGATIONAL SYSTEMS

1/1/2025

	Site: Green Point Lighthouse Title: Repair, maintenance and service of the Fire detection and Suppression System as and when required		Document Number:
	Inspection:	Revision: 0	Date Issued: August 2025

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1. SITE INFORMATION



Green Point Lighthouse is in Mouille Point/Cape Town in the Western Cape. The lighthouse was commissioned on 12 April 1824. It is a square masonry tower painted white with diagonal red bands, a red lantern house with a white dome. The tower is 16 metres in height and situated 20 metres above sea level.

Position:

Latitude - 33° 54.1' S

Longitude - 18° 24.0' E

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2. PURPOSE

The purpose of this document is to outline the scope of work required for the repair, maintenance and service of the Fire detection and Suppression System in the building at Green Point lighthouse.

3. SCOPE OF WORK

The work shall consist of providing all labour, materials and equipment required for the repair, maintenance and service of the current system specified herein.

4. SPECIFICATIONS

4.1 Service current system

4.1.1 As and when required as per required regulation.
example: 3 monthly 6 monthly etc.

4.2 Test current systems

4.2.1 As and when required as per required regulation.
example: 6 monthly, year etc.

4.3 Repair equipment as and when required

4.4 Fire detection system

comprehensive testing and servicing every six months for commercial systems.

4.5 Suppression system

Semi-annually (every 6 months): Functional tests of the system, control panel checks, and alarm and notification system testing.

Annually: Comprehensive inspection and testing of the entire system by a certified professional. This includes pipework, fittings, hangar and seismic bracing, signage, and spare sprinklers.

4.6 Accreditation

Registered with SAQCC (South Africa Qualification & Certification Committee) Fire and comply with relevant SANS (South African National Standards) specifications

SANS accreditation for detection system - SANS 10139 is for fire detection and alarm systems.

SANS accreditation for suppression system - SANS 306 apply to gaseous fire extinguishing systems

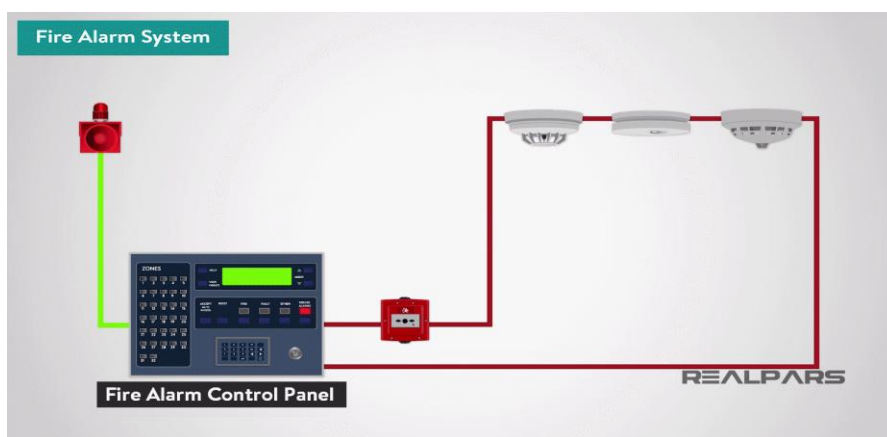
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4.6.1 Current system control panel



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Sample of fire detection system



5. Location of equipment to be removed and replace

- 5.1 Lighthouse Tower
- 5.2 Engine room
- 5.3 Server room
- 5.4 Office block
- 5.5 Reception Area
- 5.6 Board Room
- 5.7 Archive room etc.

6. GENERAL

6.1 Works to be left tidy

During the construction of the works, the site shall at all times be kept neat and in a tidy condition. The Project Manager (Lighthouse and Navigational Systems) may order the Contractor to stop all work, until such time as, in his opinion, this condition has been met.

6.2 Cleaning of site

The Contractor must clear away all rubble/waste within 14 days of completion of work or part of the works and leave the site and surrounding area in a clean and acceptable state. All rubble to be dumped at an approved dumping site; and proof of dumping must be produced.

6.3 Quality and workmanship

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All works must be done to the satisfaction of Lighthouse and Navigational Systems. All work must be guaranteed at least one year after satisfactory completion.

6.4 Accommodation

No accommodation camp can be set up at a site.

6.5 Water

There is water available at the site.

6.6 Electricity

There is electricity available at the site.

6.7 Access

Special access arrangements will have to be made for the contractor and personnel.

6.8 Compliance

6.8.1 The contractor shall not be exempt from compliance with any statute, regulation or by-law imposing duties or obligations upon him/her as a contractor, and that he/she shall not be entitled to claim relief from any burden or infringement of his/her rights resulting from the operation of any such statute, regulation or by-law or any action lawfully taken there under by any local or other competent authority.

6.8.2 The Contractor shall comply with the following:

6.8.2.1 The Safety Standards and regulations as laid down in the Occupational Health and Safety Act, No 85 of 1993.

6.8.2.2 Lighthouse and Navigational Systems Safety, Health and Environment (S.H.E.Q) Specification.

6.8.2.3 The Environmental Laws of South Africa, in particular the National Environment Management Act 107 of 1998, as amended.

6.8.3 The responsibility for adherence to these requirements rests with the Principal Contractor, failure which will result in stop work being issued.

6.8.4 The contractor must understand that TNPA Lighthouse and Navigational Systems has the right to stop all work if non-compliances are observed. Work stopped by TNP LNS due to non-compliance will be liable to penalties.

6.9 Penalties

Penalties shall be applicable when work is not completed on time and not according to the Scope of Works. If the contract is not completed or completion is delayed as a result of non-adherence to the safety standards, and/or environmental management principles, the penalty clause shall come into effect.

5.9 Bill of quantities

No Bill of quantities is not provided. The Tenderer shall determine and verify all work and materials required and quote accordingly. Quotations submitted by Tenderers to specify in detail the type of material being used as well as the manufacturers name and part

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numbers of all fixtures/fittings that is being replaced. No variations orders shall be applicable.

7. CONTACTS

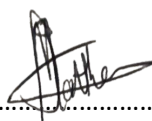
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8. SIGN OFF

Compiled by: 
 Operational Supervisor

20/08/2025
 Date

Approved by: 
 Acting Regional Manager

20/08/2025
 Date