

TRANSNET PROPERTY

TENDER NUMBER: TP/2023/06/0005/33418/RFP-CIDB

DESCRIPTION OF THE WORKS:PROVISION OF THE SERVICES FOR THE RESURFACING OF ROADWAYS, UNDERGROUND SERVICES UPGRADE, PROVISION OF ACCESS CONTROL, SALT RIVER, CAPE TOWN FOR A PERIOD OF TWELVE (12) MONTHS

PART 4: SITE INFORMATION

Core clause 11.2(16) states

"Site Information is information which

- describes the Site and its surroundings and
- is in the documents which the Contract Data states it is in."

In Contract Data, reference has been made to this Part 4 of the contract for the location of Site Information.

The Contractor shall attend the site clarification meeting and acquaint himself with the nature of the works, the conditions under which the work is to be performed, and the means of access to the affected properties. Any limitations or other authorities and in general with all matters that may influence that may affect the contract.

1. Description of the Site and its surroundings

1.1. General description

The site is located in Salt River, Cape Town as indicated shown in figure 1 below. Multiple tenants occupy the site and the roads are frequented by various type of vehicles but by mainly heavy duty container trucks, horse and trailers and heavy duty wood logs trucks.

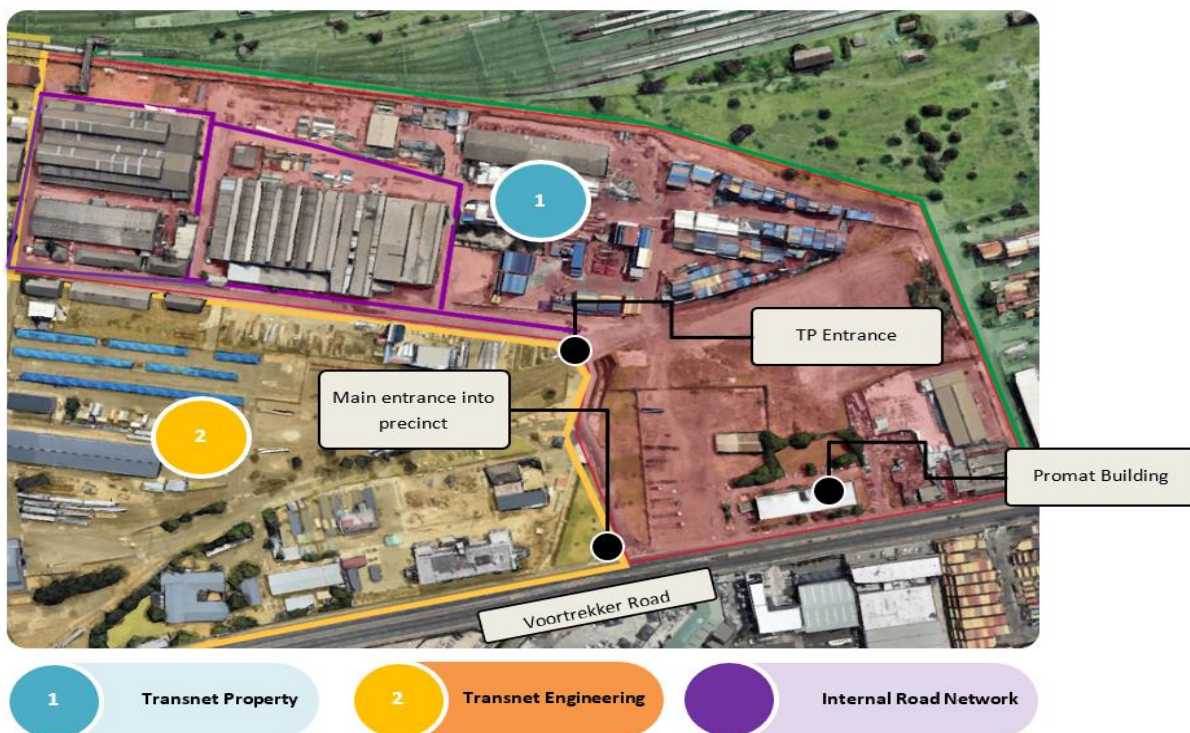


Fig. 1 Salt River Precinct site layout

TRANSNET PROPERTY

TENDER NUMBER: TP/2023/06/0005/33418/RFP-CIDB

DESCRIPTION OF THE WORKS:PROVISION OF THE SERVICES FOR THE RESURFACING OF ROADWAYS, UNDERGROUND SERVICES UPGRADE, PROVISION OF ACCESS CONTROL, SALT RIVER, CAPE TOWN FOR A PERIOD OF TWELVE (12) MONTHS

A portion of the site's stormwater network has become dysfunctional and is causing continuous flooding in front of one of the Warehouses. The double storey office block, Promat Building's parking lot and adjacent unpaved yards have no adequate storm water network.



Fig 2. Road and existing paving conditions



Fig 3. Roads and existing access control

TRANSNET PROPERTY

TENDER NUMBER: TP/2023/06/0005/33418/RFP-CIDB

DESCRIPTION OF THE WORKS:PROVISION OF THE SERVICES FOR THE RESURFACING OF ROADWAYS, UNDERGROUND SERVICES UPGRADE, PROVISION OF ACCESS CONTROL, SALT RIVER, CAPE TOWN FOR A PERIOD OF TWELVE (12) MONTHS



Fig 4. Promat Building burnt room, damp walls and roof slab

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

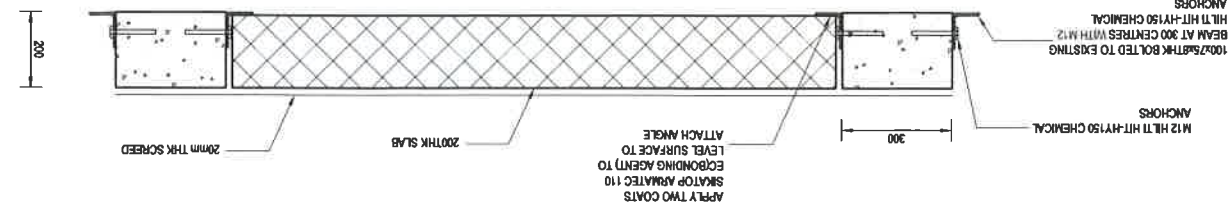
The drawing layout plans provided shows the different existing buildings and structures. There are reach stackers and forklifts that the tenants own and operate on the site which the contractor will need to be aware of and plan the construction program around the tenant's operations to effect little or no interruptions.

1.3. Hidden services

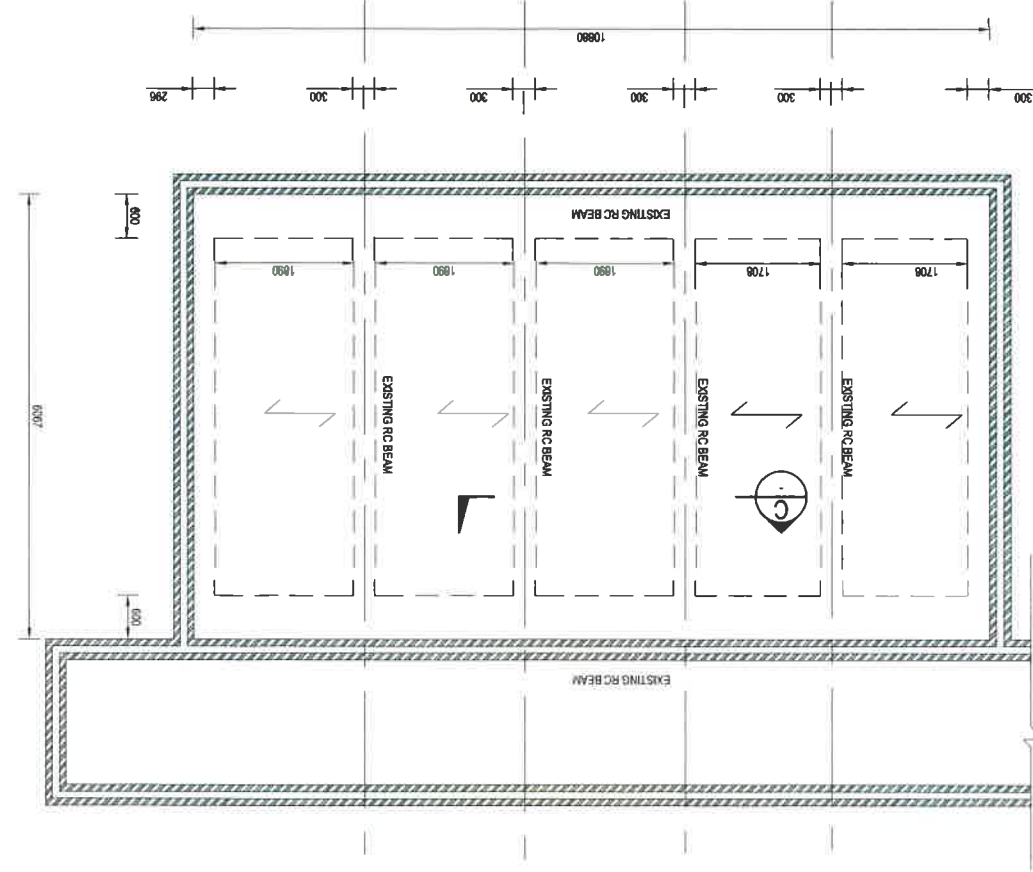
The contractor is to provide cable detection services before excavation next to highlighted electrical cables as shown on the provided drawings. All uncovered electrical cables must be treated as live until they are certified dead by a professional electrician.

[illegible]

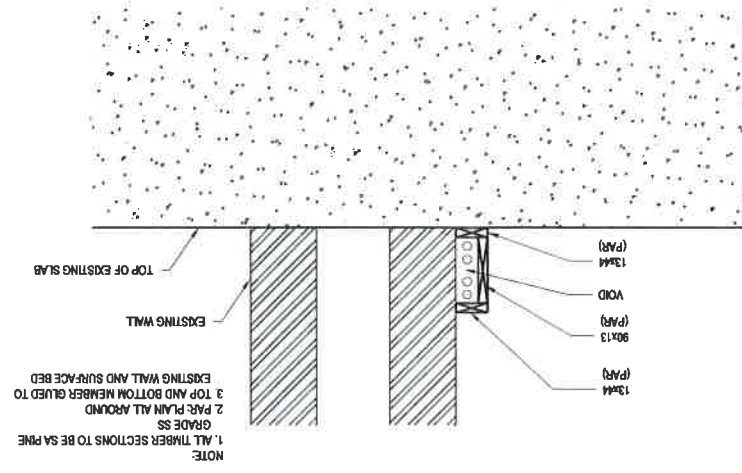
SECTION 1:10
C

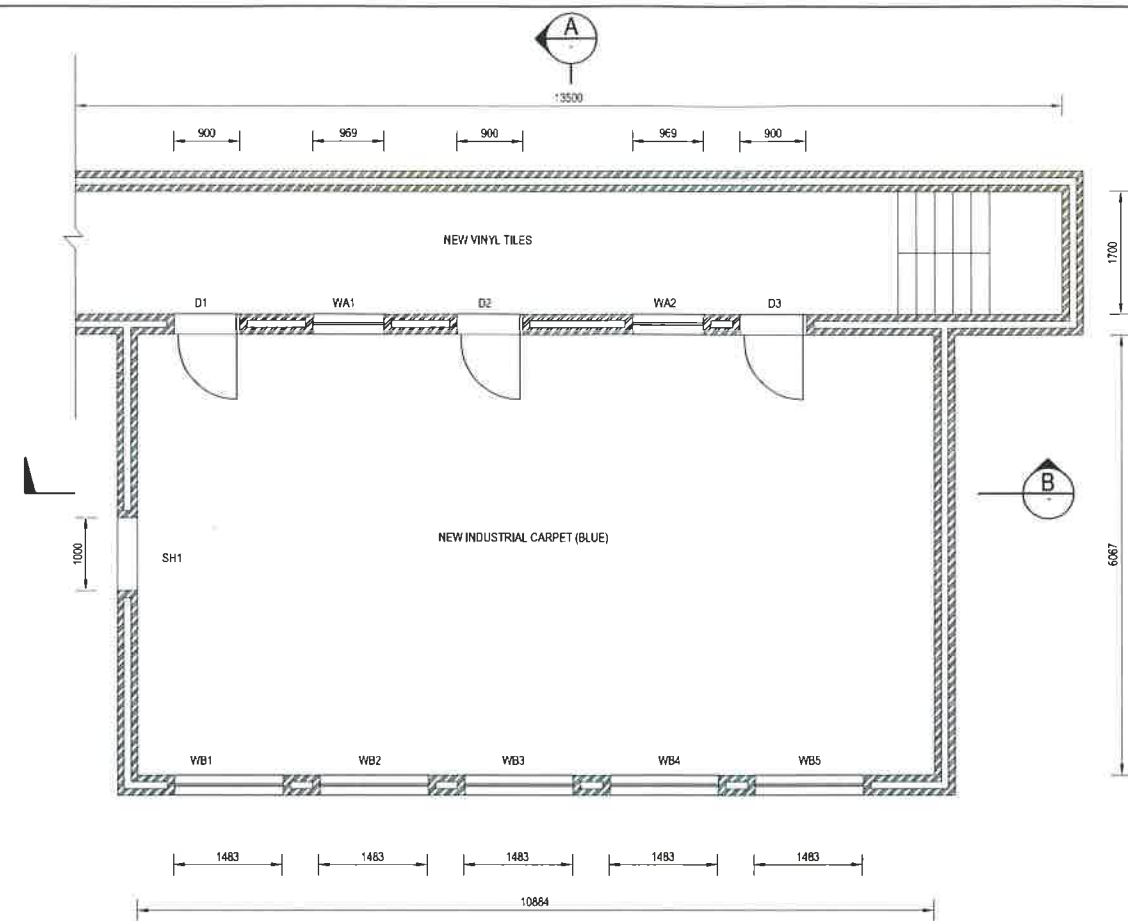


FIRST FLOOR SLAB LAYOUT
1:50

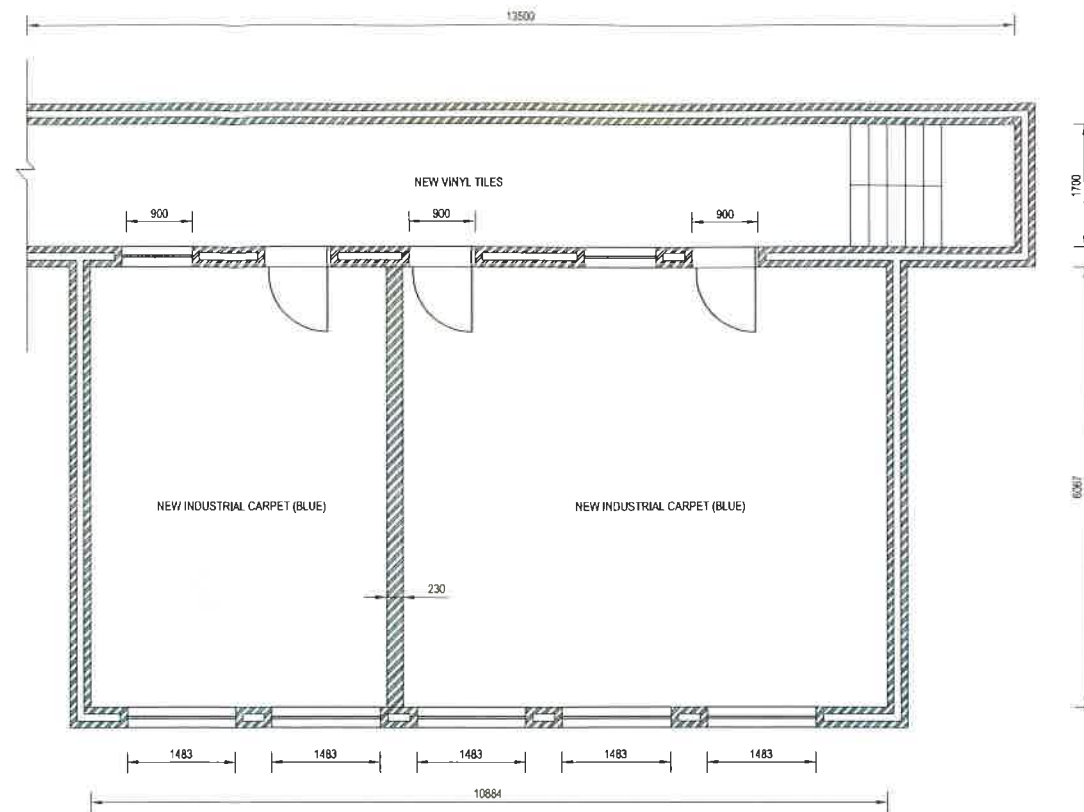


DETAIL 15
01
(SKIRTING DETAIL)

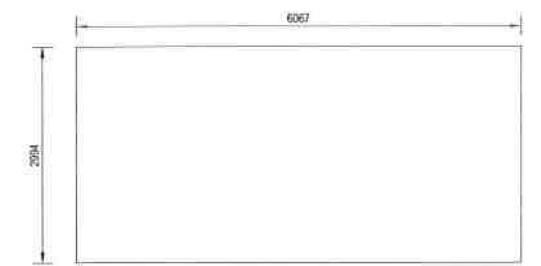




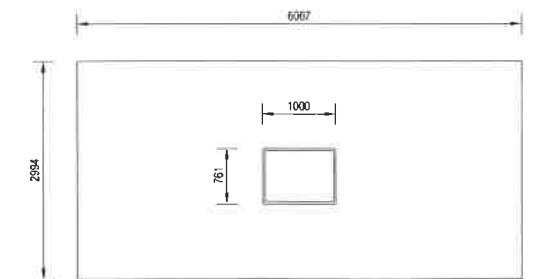
TYPICAL GROUND FLOOR PLAN LAYOUT
1:50



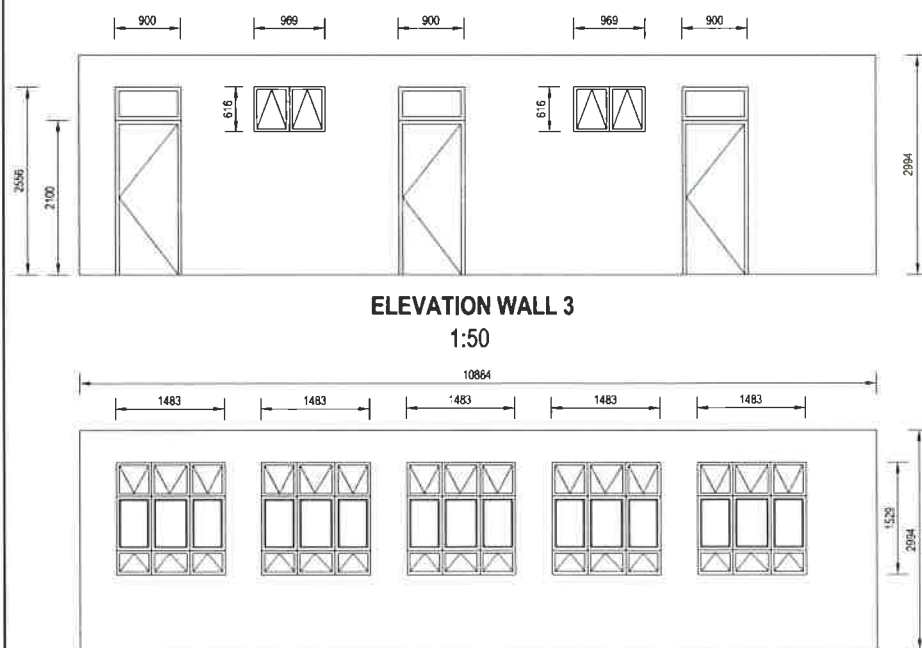
TYPICAL FIRST FLOOR PLAN LAYOUT
1:50



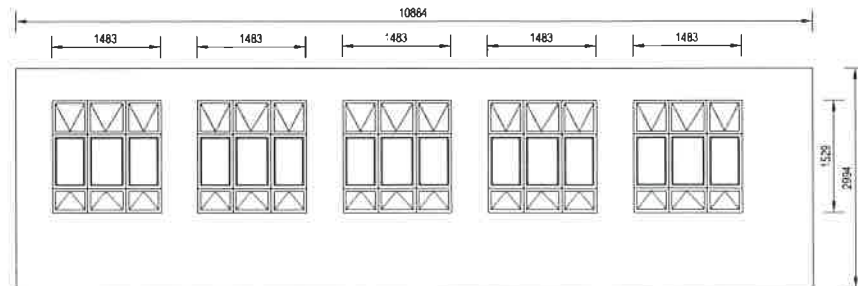
ELEVATION WALL 1
1:50



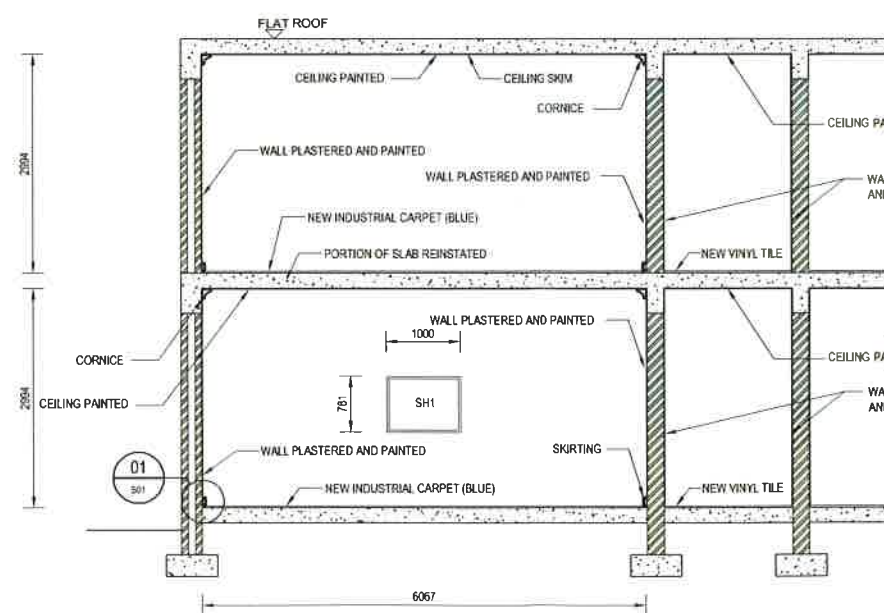
ELEVATION WALL 2
1:50



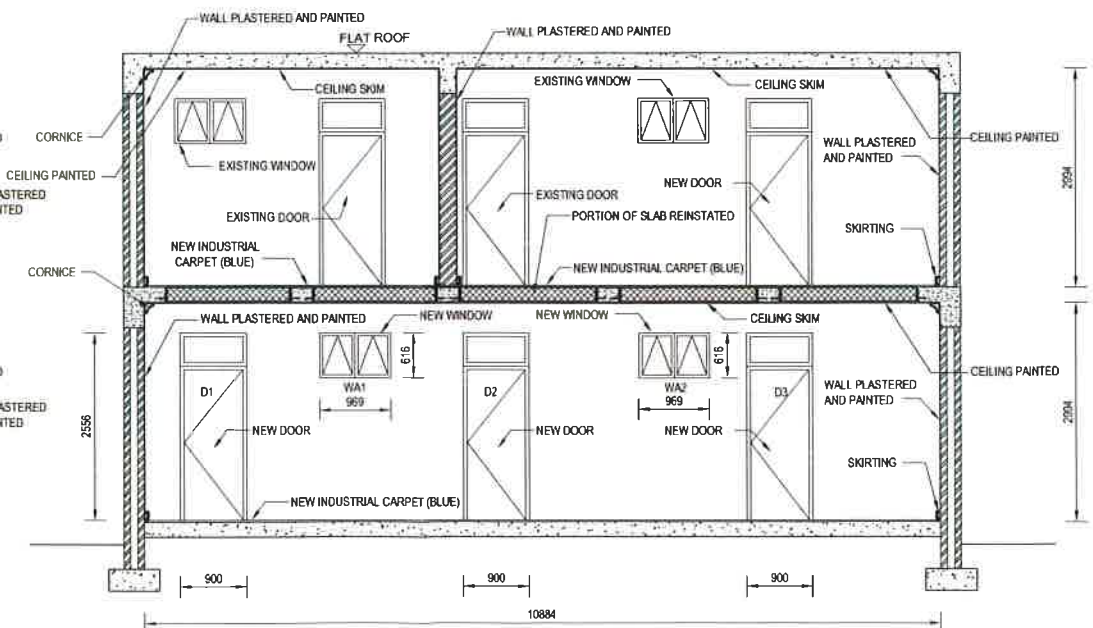
ELEVATION WALL 3
1:50



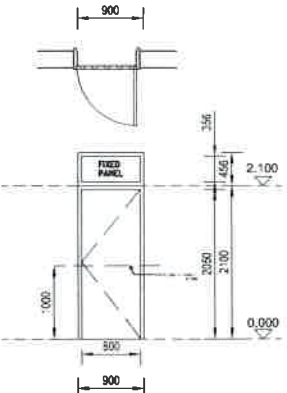
ELEVATION WALL 4
1:50

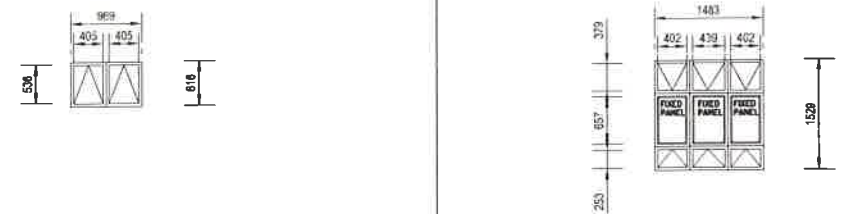


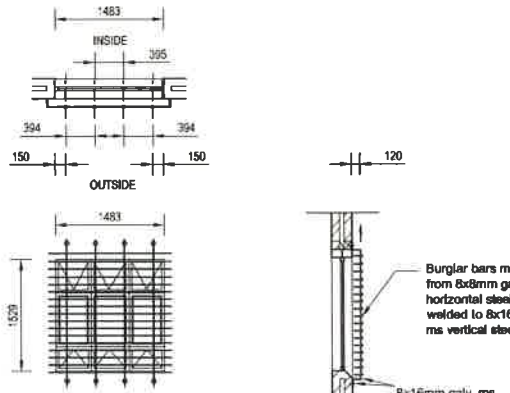
SECTION A
1:50



SECTION B
1:50

DOOR SCHEDULE		
		
TYPE	D	
TYPE DESCRIPTION	Solid Hardwood Doors	3
DOOR	Swartland or similar 136 approved, 44mm thick PD1 framed, ledged and battened open back hardwood door, size 813x 2032mm high (code :PD1), sealed with linseed oil based transit stabilizing sealer. Sand down timber surface to a fine finish and apply three coats Swartland Maxicare quality timber sealant prior to installation, all in accordance with manufacturer's recommendations, all in accordance with Aurecon drawing 104474/HAN_B/226	
FRAME	70x70mm Hardwood single rebated door frame. Frame to be built into walls with standard frame anchors or lugs Frame to be painted same color as door	
FIRE RATING		
IRONMONGERY HANDLES	UNION aluminium Sable handles on 150x150 Oval backplate AL6SA20-13AS. escutcheons included with anodized silver finish. PWO Reference - SN-132(a)	
LOCKS	UNION Oval Double Cylinder 2X88C. UNION Oval Cylinder Upright lock case. Commercial Quality - L-2241-78es. SABS approved. Dpw Hardware Sample List, Ref No. - SN - 6	
HINGES	1,5 Pair of 100mm Aluminium Butt Hinges to door leaf	
CLOSER	777 Regular Arm overhead door closer as per UNION - Size En 2-4	
OTHER	AL6730AS Aluminium door stop as per UNION	

WINDOW SCHEDULE	NB - ALL DIMENSIONS TO BE VERIFIED ON SITE AND SPECIALIST SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL TO ARCHITECT PRIOR TO MANUFACTURE NOTE - ALL SECTIONS SIZES SHOWN ARE PROVISIONAL & SUBJECT TO FINAL RECOMMENDATION	
		
TYPE	WA	WB
WINDOW NUMBERS	WA1 TO WA2	WB1 TO WB5
NUMBER REQUIRED	2	5
DESCRIPTION	OPENING SECTION : PURPOSE MADE ALUMINIUM SECTION AS PER MANUFACTURERS SPECIFICATION. FRAME : ALUMINIUM FRAME AS PER MANUFACTURERS SPECIFICATION	OPENING SECTION : PURPOSE MADE ALUMINIUM SECTION AS PER MANUFACTURERS SPECIFICATION. FRAME : ALUMINIUM FRAME AS PER MANUFACTURERS SPECIFICATION
FINISH	POWDER COATED, COLOUR PLASCON EXPRESSIONS E-29-6 BOVINE	POWDER COATED, COLOUR PLASCON EXPRESSIONS E-29-6 BOVINE
IRONMONGERY	AS PER MANUFACTURERS SPECIFICATION TO CLIENTS APPROVAL	AS PER MANUFACTURERS SPECIFICATION TO CLIENTS APPROVAL
GLAZING	INTRUDER PROOF, CLEAR FLOAT, SAFETY GLASS. ALL GLAZING TO COMPLY WITH NATIONAL BUILDING REGULATIONS SANS 10400	INTRUDER PROOF, CLEAR FLOAT, SAFETY GLASS. ALL GLAZING TO COMPLY WITH NATIONAL BUILDING REGULATIONS SANS 10400
VENTILATION	AS INDICATED	AS INDICATED
WINDOW SEALING	NOISE AND DUST SEALERS TO BE SUPPLIED AND INSTALLED	NOISE AND DUST SEALERS TO BE SUPPLIED AND INSTALLED

BURGLAR BAR SCHEDULE	NB - ALL DIMENSIONS TO BE VERIFIED ON SITE AND SPECIALIST SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL TO ARCHITECT PRIOR TO MANUFACTURE NOTE - ALL SECTIONS SIZES SHOWN ARE PROVISIONAL & SUBJECT TO FINAL RECOMMENDATION	
	 <p>BURGLAR BARS MADE UP FROM 8x8mm GALV. MS HORIZONTAL STEEL BARS WELDED TO 8x16mm GALV. MS VERTICAL STEEL BARS.</p> <p>Burglar bars made up from 8x8mm galv. ms horizontal steel bars welded to 8x16mm galv. ms vertical steel bars.</p> <p>8x16mm galv. ms vertical steel bars, welded to 40x24mm steel fixing plate, bolted to wall with 10mm Ø rawl bolts</p>	
TYPE	B	
NUMBER REQUIRED	1	
DESCRIPTION	BURGLAR BARS MADE UP FROM 8x8mm GALV. MS HORIZONTAL STEEL BARS WELDED TO 8x16mm GALV. MS VERTICAL STEEL BARS. 8x16mm GALV. MS VERTICAL STEEL BARS, WELDED TO 40x24mm STEEL FIXING PLATE, BOLTED TO WALL WITH 10mm Ø RAWL BOLTS	
FINISH	GALV. MS BARS TO BE TREATED PRIOR TO FINAL COAT AS PER PLASCON SPECIFICATION OR EQUAL AND APPROVED - COLOR PLASCON EXPRESSIONS E-29-6 BOVINE	

SECTION 4:

ELECTRICAL DESIGN DRAWINGS AND SPECIFICATIONS

DRAWING TITLE	DRAWING No.
GROUND & FIRST FLOOR LIGHTING AND POWER LAYOUT	108981-E01 REV1
SINGLE LINE DIAGRAM DB-1,DB-2	108981-E02 REV1
SMALL POWER AND LIGHTING	DETAIL SHEET NO 1
LUMINAIRE SCHEDULE	DETAIL SHEET NO 2

LEGEND:

2 LEVER-2 WAY LIGHT SWITCH

1 LEVER 3 WAY SWITCH

FAN CONTROL

DOUBLE DATA AND TELEPHONE PORT

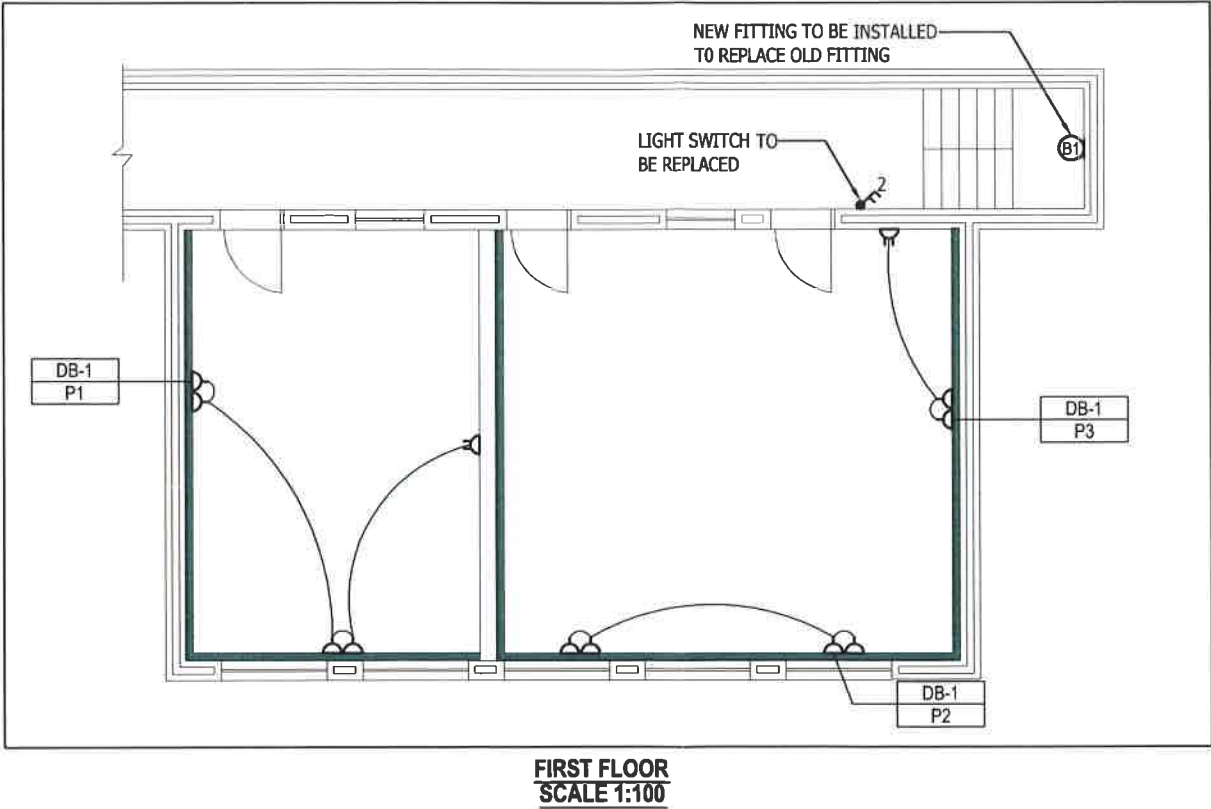
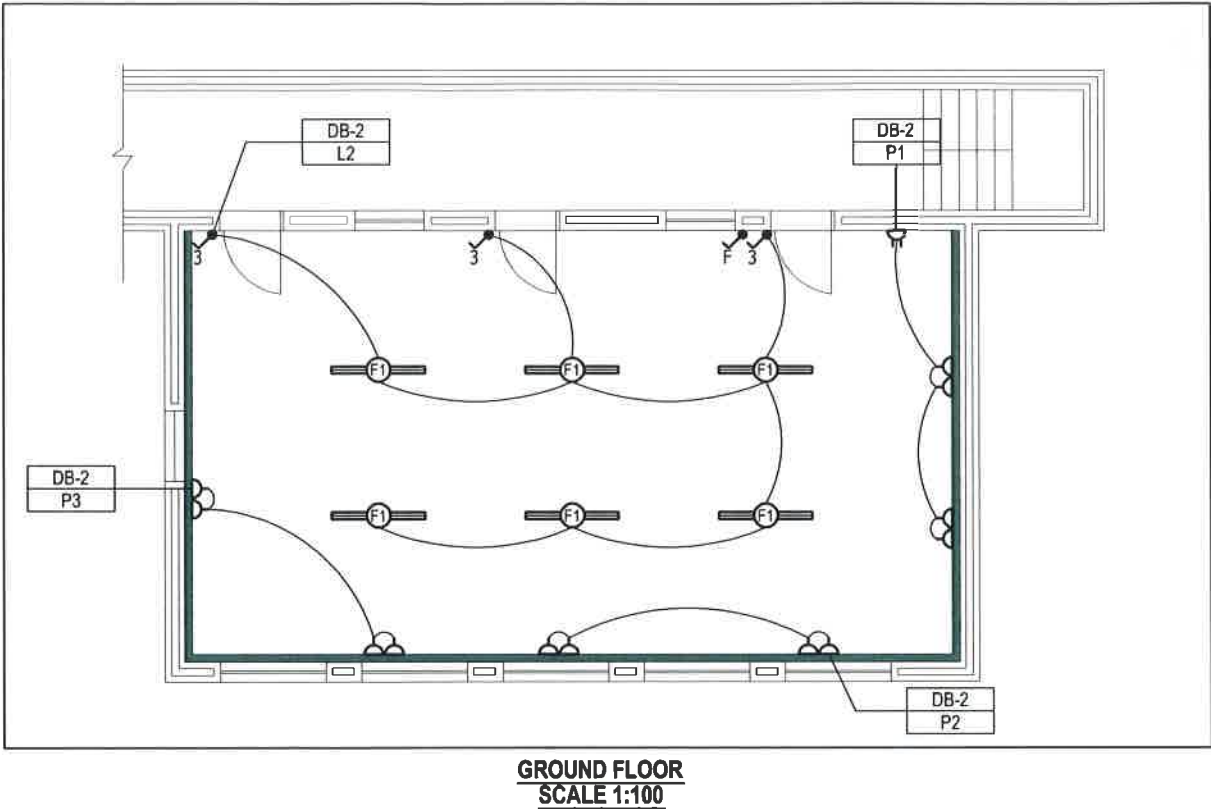
DOUBLE COMPARTMENT POWERSKIRTING

2x54W T5 OPEN CHANNEL LIGHT FITTING

2x26W CFL BULKHEAD 'WALL MOUNTED'

SINGLE NORMAL SSO IN POWERSKIRTING

DOUBLE NORMAL SSO MOUNTED @1200mm AFFL



CLIENT		REV	DATE	REVISION DETAILS	APPROVED	DRAWN	DESIGNED	PROJECT		FOR CONSTRUCTION	
		1	2013-06-20	ISSUED FOR CONSTRUCTION		F. PRETORIUS	H. KADADA	SALT RIVER		PROJECT No. 108981	
		2	2013-06-20	FOR INFORMATION		J. ALLEN		TITLE		SCALE	SIZE
								GROUND & FIRST FLOOR LIGHTING & POWER LAYOUT		AS SHOWN	A3
										DRAWING No.	REV
										108981-E-01	1

RATING 63A **3+N+E** **FAULT LEVEL: 5kA**

Diagram illustrating a 3+N+E cable system with a fault level of 5kA. The system includes a 63A switch, a 63A circuit breaker, and a 63A fault level. The diagram also shows a 3+N+E cable connected to a 63A switch, which is connected to a 63A circuit breaker. The circuit breaker is connected to a 63A fault level. The fault level is 5kA.



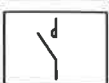
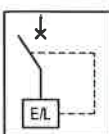
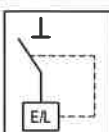
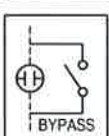
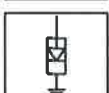


CABLE SIZE	4	4	4	
EARTH WIRE	2.5	2.5	2.5	
CIRCUIT DESIGNATION	P1	P2	P3	
DESCRIPTION				

RATING 63A **3+N+E** **FAULT LEVEL: 5kA**

CABLE SIZE	4	4	4		2.5
EARTH WIRE	2.5	2.5	2.5		2.5
CIRCUIT DESIGNATION	P1	P2	P3		L1
DESCRIPTION	PLUGS	PLUGS	PLUGS		LIGHTS

CABLE SIZE	4	4	4	
EARTH WIRE	2.5	2.5	2.5	
CIRCUIT DESIGNATION	P1	P2	P3	
DESCRIPTION				

CABLE SIZE	4	4	4	2.5
EARTH WIRE	2.5	2.5	2.5	2.5
CIRCUIT DESIGNATION	P1	P2	P3	L1
DESCRIPTION	PLUGS	PLUGS	PLUGS	LIGHTS

Legend	
	CIRCUIT BREAKER
	SWITCH - DISCONNECT
	CONTACTOR
	EARTH LEAKAGE (CIRCUIT BREAKER TYPE)
	EARTH LEAKAGE (ISOLATOR TYPE)
	PHOTOCELL WITH BYPASS SWITCH
	SURGE ARRESTOR (COMBINED CLASS I AND CLASS II, FUSED)
	METER (VOLTAGE/CURRENT/POWER/PF)
	DENOTES SLOW CURVE FOR MOTOR START

aurecon
www.aurecongroup.com

CLIENT



REV	DATE	REVISION DETAILS	APPROVED
A	04/06/13	FOR CONSTRUCTION FOR INFORMATION	

PROJECT

SALT RIVER
ENGINEERING BUILDING

TIME

SINGLE LINE DIAGRAM
DB-1, DB-2

DRAWN	DESIGNED	FOR CONSTRUCTION	
F. PRETORIUS	H. KADADA		
CHECKED	PROJECT No.		
J. ALLEN	108981		
APPROVED	SCALE	SIZE	
	N.T.S.	A3	
DATE	DRAWING No.	REV	
	108981-F-02	1	

DETAIL SHEET NO 1**SMALL POWER AND LIGHTING**

	DESCRIPTION	UNIT	SPECIFIED	OFFERED
	LOW VOLTAGE COMPONENTS AND EQUIPMENT			
1	POWER OUTLETS			
1.2	Industrial Switched Socket Outlets			
1.2.1	Manufacturer			
1.2.2	Type			
1.2.3	Faceplate Colour		White	
1.2.5	Mounting	Flush/recessed in power skirting	Various	
2	MINIATURE CIRCUIT BREAKERS			
2.1	Manufacturer		ABB or similar and approved	
2.2	Type			
2.3	Model			
2.4	Overcurrent Rating	A	Various	
2.5	Fault Level Rating	kA	5	
2.6	Tripping Curve			
3	TELEPHONE AND DATA OUTLETS			
3.1	Note		Data cables and outlets shall be supplied and installed by others	Data cables and outlets shall be supplied and installed by others
4	LIGHT SWITCHES			
4.1	1-Lever, 3-way light switch, Flush mounted			
4.1.1	Manufacturer			
4.1.2	Type			
4.2	2-Lever, 2-way light switch, Flush mounted			
4.2.1	Manufacturer			
4.2.2	Type			
5	CEILING FAN			
5.1	Manufacturer		Eurolux or similar and approved	
5.2	Type			
5.3	No. of blades	No.	3	
6	WIREMESH CABLE TRAY			
6.1	Manufacturer		CABSTRUT or similar and approved	
6.2	Range			
7	TRUNKING			
7.1	Manufacturer			
7.2	Range			
8	POWERSKIRTING			
8.1	Manufacturer		CABSTRUT or similar and approved	
8.2	Range			
9	SUPPLEMENTARY DETAILS			

Signature _____

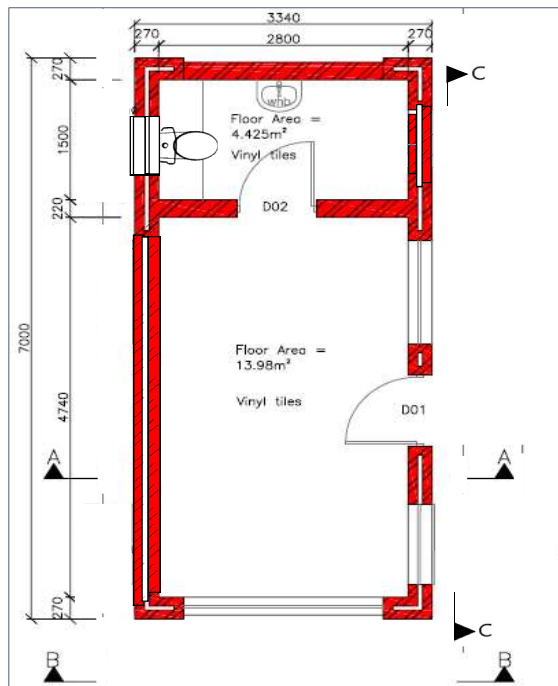
Date _____

DETAIL SHEET NO 2**LUMINAIRE SCHEDULE**

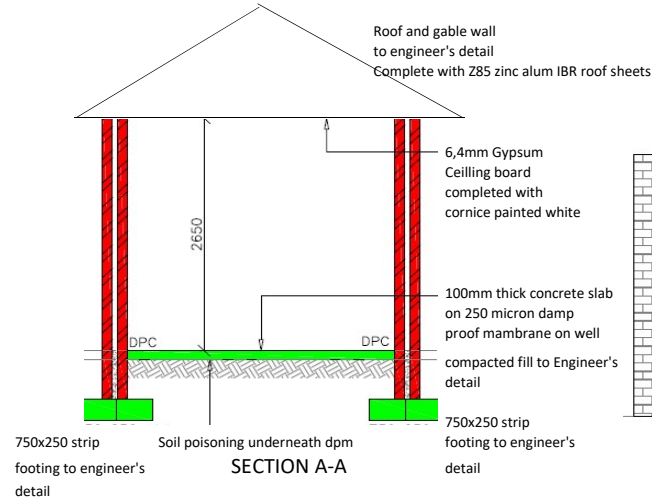
	LUMINAIRE / DEVICE TYPE:	DESCRIPTION	SUPPLIER / MANUFACTURER OR SIMILAR AND APPROVED:	PRODUCT NAME / CODE OR SIMILAR AND APPROVED:	LOCATION	LAMP TYPE:	BALLAST TYPE:	PLUG / LEAD TYPE:
		LUMINAIRE SCHEDULE						
1		LIGHTING						
1.1	B1	Wall Mounted indoor Bulkhead C/W 2X26W CFL Lamp and mounting	PROVINCE LIGHTING	PBH9-226	Stairwell	26W CFL	High Frequency Electronic	N/A - Hard wired
1.2	F1	Ceiling Mounted Luminaire C/W 2 x54W T5 lamp	PROVINCE LIGHTING	POC1-254	Office	28W T5 HE	High Frequency Electronic	N/A - Hard wired

Signature _____

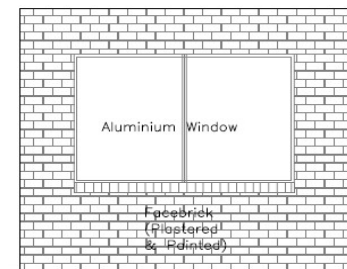
Date _____



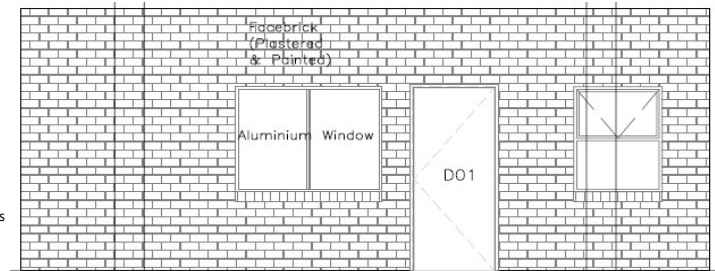
PLAN



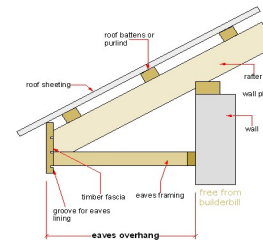
SECTION A-A



ELEVATION B-B



ELEVATION C-C



TYPICAL ROOF & OVERHANG DETAIL

GUARD HOUSE

NTS

Plan, Section, Elevation & Detail

SK 01

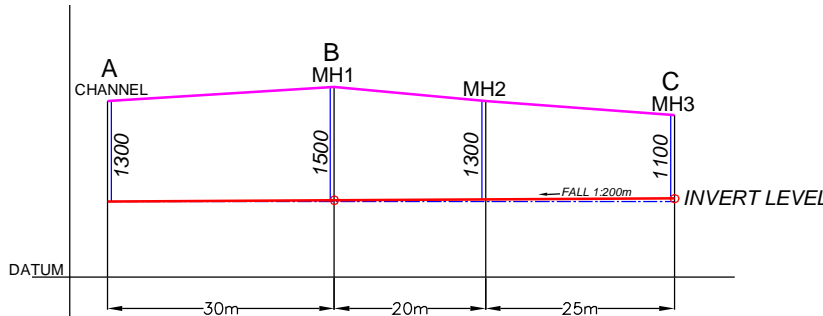
LEGEND:
Transnet Land
PRASA
PROPOSED STORMWATER PIPES
Survey levels

NOTES:
HORIZONTAL SCALE: 1/1 000mm
VERTICAL SCALE: 1/100mm
FALL: 1/200m

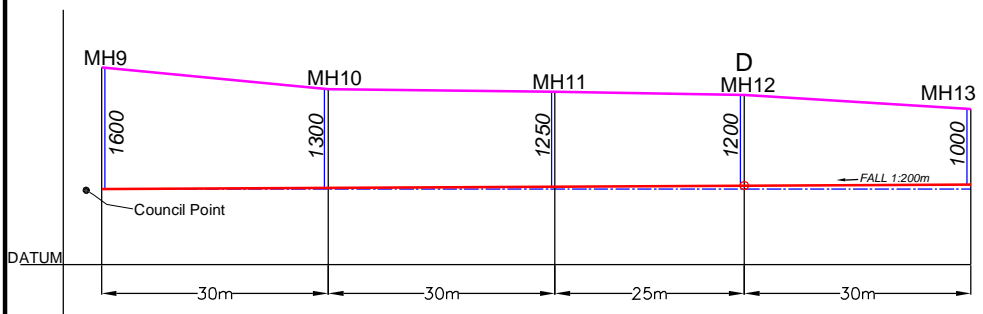
**SALT RIVER
LOCALITY PLAN**

PROPOSED STORMWATER LAY-OUT
PROMAT BUILDING AREA

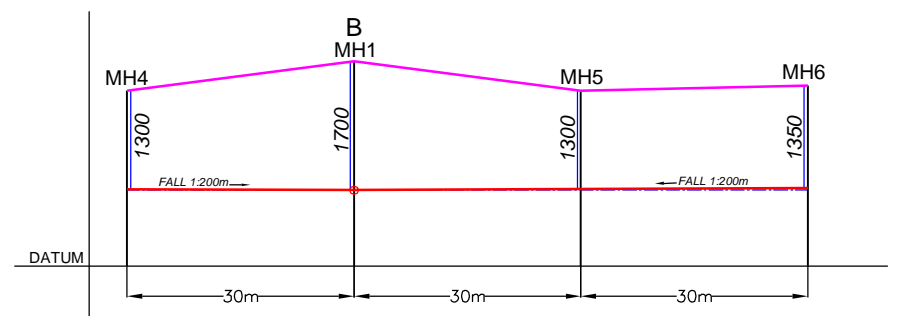
Compiled:	Checked:	Client File Ref.:
C.B.	B.A.S.	GS File Ref.:
Date:	2013-08-12	Original Ref.:
Rev.:-	SCALE : 1 / 750	
PLAN No.	SRX 0185m	



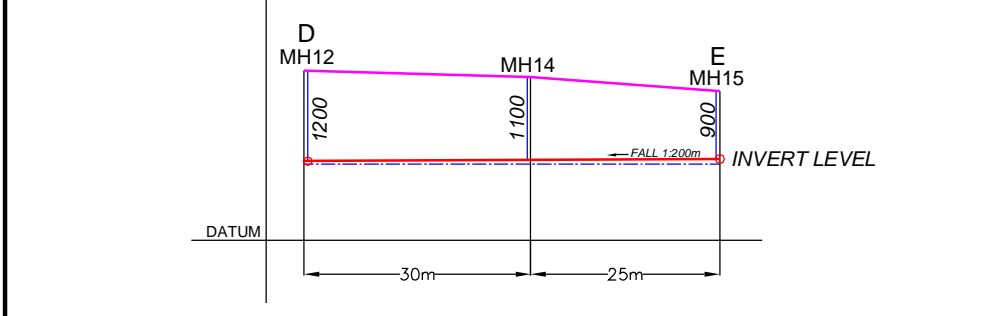
SECTION A-C SCALE: 1 / 1 000



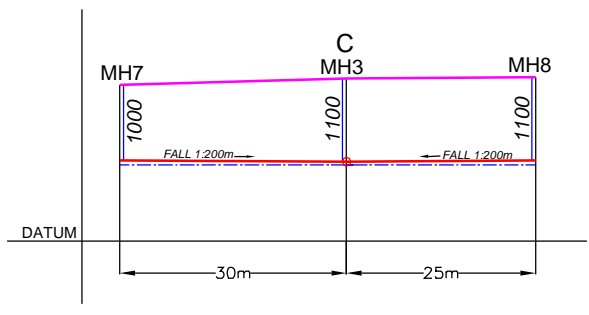
SECTION D (9-13) SCALE: 1 / 1 000



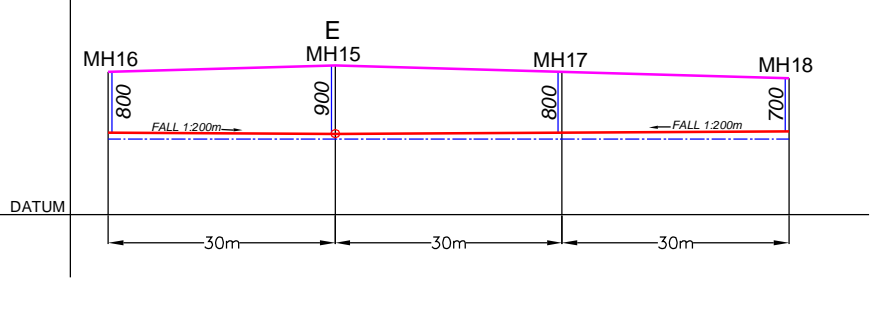
SECTION B (4-6) SCALE: 1 / 1 000



SECTION D-E SCALE: 1 / 1 000



SECTION B (7-8) SCALE: 1 / 1 000



SECTION E (16-18) SCALE: 1 / 1 000

