

2024

SCOPE OF WORKS – LNS RICHARDS BAY WORKSHOP



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LIGHTHOUSE AND NAVIGATIONAL SYSTEMS

10/30/2024



	Site: LNS Richards Bay Workshop Title: Upgrades to buildings, fencing and paving		Document Number: SOW-ER-194
	Inspection: Khethiwe Motlatsi Yolande Rasmeni	Revision: 0	Date Issued: 21 October 2024

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1. SITE INFORMATION



Lighthouse and Navigational System Richards Bay Workshop is situated in Small Craft Harbour in the Port of Richards Bay in KwaZulu- Natal.

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2. PURPOSE

The purpose of this document is to outline the scope of work required for upgrades to buildings, fencing and paving at the LNS Richards Bay Workshop.

3. SCOPE OF WORK

The work shall consist of providing all labour, materials and equipment required for the complete execution of repairs/upgrades, paving and paintwork specified herein.

- 3.1.1 Upgrades and repairs to the building, including painting the exterior and interior.
- 3.1.2 Replace built in cupboards in the Administration office and two kitchens.
- 3.1.3 Replace the v-brackets on the perimeter fence.
- 3.1.4 Replace the strain wire and razor wire with stainless steel.
- 3.1.5 Asbestos identification, inventory list and management plan.
- 3.1.6 Pave the areas to be shown at the compulsory tender briefing meeting.
- 3.1.7 All paintwork to be done according to manufacturer's requirements.
- 3.1.8 All paintwork should have a minimum of 15 years guarantee.
- 3.1.9 Two coats must be applied in all paint work and varnishing work.
- 3.1.10 All measurements to be taken and confirmed on site.


4. SPECIFICATIONS

4.1 Asbestos Identification

- 4.1.1 Contractor to identify all asbestos-containing materials at the site by a competent person.
- 4.1.2 If detected, Contractor to provide LNS with an asbestos inventory and a risk assessment, as outlined in the asbestos abatement regulations, 2020.
- 4.1.3 If asbestos-containing materials are identified, as required in regulation 3, the Contractor must use a competent person to compile an asbestos management plan for the site for the asbestos that will not be removed in this specification document.

4.2 Change room and mess room

- 4.2.1 Replace wash hand basins.
- 4.2.2 Strip and retile the floors and walls. (tiles to be confirmed with Project Manager before purchasing).
- 4.2.3 All the new tiles should match the wall kitchen tiles.
- 4.2.4 Replace the doors in the toilets.
- 4.2.5 Replace the hydro boil in the kitchen.
- 4.2.6 Strip and retile the kitchen floor. The new tiles should match the wall tiles.
- 4.2.7 Replace all the tiles on the veranda.
- 4.2.8 Replace damaged cabinet and under the sink.

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4.2.9 Replace sink and pipes, reuse granite tops.

4.2.10 Remove gas pipes on the wall outside.

4.3 Office block and workshop

4.3.1 Retile the entrance of the offices.

4.3.2 Retile the floors in the Administrator's office and in the boardroom throughout with 1st grade ceramic beige floor tiles (tiles to be confirmed with Project Manager before purchasing)

4.3.3 Install tile kick plate, grout lines to match.

4.3.4 Replace entrance door with an industrial sliding door, colour to match the existing.

4.3.5 Replace the kitchen cupboards, granite and sinks using the same configuration.

4.3.6 Replace the bathroom doors and replace male and female signages.

4.3.7 Prepare and paint door frames.

4.3.8 Replace the urinal in the male bathroom.

4.3.9 Plaster the brick wall in the Administrator's office and in the boardroom.

4.3.10 Prepare and repair the walls before painting.

4.3.11 Repaint the entire interior of the office and boardroom, paint colour to match the existing.

4.3.12 Replace the cable trench in the Administrator's office and in the boardroom.

4.3.13 Replace drawers in the Administrator's office.

4.3.14 Replace ceiling boards and lights in the Administrator's office and boardroom.

4.3.15 Install new wall-to-wall built-in cupboards in the boardroom up to the ceiling.

4.3.16 Strip the floors in the workshop area, prepare and paint floor with industrial floor paint.

4.3.17 Paint layout to be similar to the current layout.

4.3.18 Strip and retiling the floors in the Technician Offices with 1st grade ceramic beige floor tiles (tiles to be confirmed with Project Manager before purchasing)

4.3.19 Install tile kick plate, grout lines to match.

4.3.20 Paint the interior walls of the workshop and the Technical Offices.

4.3.21 Replace the cable trench in the workshop and the Technical Offices


4.3.22 Supply and install new workbenches with cabinets underneath and locking mechanism. Dimensions to be confirmed onsite.

4.3.23 Replace the grinding and drilling machine at the Workshop.

4.3.24 Reseal, waterproof and paint the roof with grey paint.

4.3.25 Replace all the signages at the Workshop.


4.3.26 Paint all the pillars outside the Workshop and Office building. Colour to match the existing.

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- 4.3.27 Replace all truss hanging brackets with stainless steel brackets and stainless-steel bolts.
- 4.3.28 Gutters and down pipes to be mounted using only 316 stainless steel fixtures.
- 4.3.29 The entire face bricks to be prepared and vanished outside the Workshop and Office building.

4.4 Quarters 1

- 4.4.1 Strip the existing tiles and retile, including the tiled area in the kitchen (Tiles to be confirmed with Project Manager before purchasing)
- 4.4.2 Replace the kitchen cupboards and sinks using the same configuration. Re-use the granite tops.
- 4.4.3 Remove the bar cabinet and install a kitchen counter.
- 4.4.4 Service the door locking mechanism.
- 4.4.5 Prepare and varnish the doors.
- 4.4.6 Repair and repaint the ceiling and cornices. Replace damaged ceiling.
- 4.4.7 Remove shelf-cabinet in the living area.
- 4.4.8 Repair cracks and holes on the wall.
- 4.4.9 Paint the entire interior of the house, same colour as existing.
- 4.4.10 Replace all windows with 1,2X1,2m windows in the bedroom and 2X2m windows in the sitting room and replace all burglar bars.
- 4.4.11 Service the windows in the bathroom and replace the burglar bars.
- 4.4.12 Strip and retile the bathroom walls and floor.
- 4.4.13 Replace the shower door, shower head and taps.
- 4.4.14 Replace the hand wash basin.
- 4.4.15 Replace the mirror and the toilet roll holders.
- 4.4.16 Replace the ceiling in the bathroom.
- 4.4.17 Replace cabinet handles in the bathroom.
- 4.4.18 Reseal, waterproof and paint the roof with grey paint.
- 4.4.19 Replace gutters, fascia boards, barge boards and down pipes.
- 4.4.20 Replace all water waste pipes.
- 4.4.21 Paint the exterior of the quarters, same colour as existing.
- 4.4.22 Sand down and repaint roof wooden overhangs/sprockets.
- 4.4.23 Replace all truss hanging brackets with stainless steel brackets and stainless-steel bolts.
- 4.4.24 Gutters and down pipes to be mounted using only 316 stainless steel fixtures.


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4.5 Quarters 2


- 4.5.1 Strip the existing tiles and retile, including the tiled area in the kitchen (Tiles to be confirmed with Project Manager before purchasing)
- 4.5.2 Replace the kitchen cupboards and sinks using the same configuration. Re-use the granite tops.
- 4.5.3 Remove the bar cabinet and install a kitchen counter.
- 4.5.4 Replace the washing machine with a 13kg top loader (or match existing) and supply new piping for the washing machine.
- 4.5.5 Service the door locking mechanism.
- 4.5.6 Prepare and varnish the doors.
- 4.5.7 Repair and repaint the ceiling and cornices. Replace damaged ceiling.
- 4.5.8 Repair cracks and holes on the wall.
- 4.5.9 Paint the entire interior of the house, same colour as existing.
- 4.5.10 Replace all windows with 1,2X1,2m aluminium windows in the bedroom and 2X2m aluminium windows in the sitting room and replace all burglar bars.
- 4.5.11 Service the windows in the bathroom and replace the burglar bars.
- 4.5.12 Strip and retile the bathroom walls and floor.
- 4.5.13 Replace the shower door, shower head and taps.
- 4.5.14 Replace the hand wash basin.
- 4.5.15 Replace the mirror and the toilet roll holders.
- 4.5.16 Replace the ceiling in the bathroom.
- 4.5.17 Replace cabinet handles in the bathroom.
- 4.5.18 Reseal, waterproof and paint the with grey paint.
- 4.5.19 Replace gutters, fascia boards, barge boards and down pipes.
- 4.5.20 Replace all water waste pipes.
- 4.5.21 Paint the exterior of the quarters, same colour as existing.
- 4.5.22 Sand down and repaint roof wooden overhangs/sprockets.
- 4.5.23 Replace all truss hanging brackets with stainless steel brackets and stainless-steel bolts.
- 4.5.24 Gutters and down pipes to be mounted using only 316 stainless steel fixtures.

4.6 Yard

- 4.6.1 Install gullies and drain offs in the Quarters area.
- 4.6.2 Remove the existing washing line and install two new windy driers.
- 4.6.3 Replace gutters in the Boat Shed.
- 4.6.4 Replace the flat wrap razor wire on the back and front gates of the boat shed with the one similar to the front gates.
- 4.6.5 Replace the flat wire at the front gate, flat wire to match the existing one.
- 4.6.6 Install an industrial work bench in the Shed.

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- 4.6.7 Install a lockable stainless-steel cabinet 1X10X2m high, the cabinet to be subdivided into 5 and with shelves.
- 4.6.8 Replace the front gate, rail and track and the electric motor. The gate should be a heavy-duty industrial gate, galvanised and to match the existing one and the motor on the gate should be of high rating than the existing one.
- 4.6.9 Replace all sign board. Details to go on the sign board will be shared with the Successful Bidder.
- 4.6.10 Sign board posts to be blasted, posted and re-used.
- 4.6.11 Replace the v-brackets on the perimeter fence.
- 4.6.12 Replace the strain wire and razor wire with stainless steel.
- 4.6.13 Service Carport and clear all debris on it.
- 4.6.14 Replace downpipes in the Carport.
- 4.6.15 Replace the Guard Hut. The hut to be rewired.
- 4.6.16 The Guard Hut to be supplied with two chairs and a table.
- 4.6.17 Level and pave the section behind the quarters and office building and the area in between the Quarters.
- 4.6.18 *Paving materials;*
- 4.6.18.1 The units supplied shall be free from cracks that diminish from their general appearance.
- 4.6.18.2 Use brick pavers from a reputable paving manufacturer complying with ASTM C 902.
- 4.6.18.3 Sand for bedding and jointing shall be free from substances that may be harmful to blocks.
- 4.6.18.4 Joint sand shall conform to the grading requirements of ASTM C 144.
- 4.6.18.5 The particles shall be sharp, angular and conform to the grading requirements of ASTM C33.
- 4.6.19 *Paving examination;*
- 4.6.19.1 Verify that the compacted base is dry, uniform, even and ready to support sand, pavers and imposed loads.
- 4.6.19.2 Do not fill low areas with bedding sand when adjusting final G4 gravel base course, use base material.
- 4.6.20 *Paving installation;*
- 4.6.20.1 Proper preparation for the area to be paved to be done; for example, removing of all vegetation, soil poisoning etc.
- 4.6.20.2 The area to be paved should be treated with an approved weed killer to prevent re-growth of the vegetation.
- 4.6.20.3 Compact the ground according to supplier's specifications.
- 4.6.20.4 Lay 100mm base course of G4 gravel on well compacted ground.
- 4.6.20.5 Lay 50 mm sand bed on top of the compacted crusher run gravel.
- 4.6.20.6 Use brick pavers on top of the 50mm sand bed.

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- 4.6.20.7 Provide edge restraints for paving where the plinths cannot restrain the paving.
- 4.6.20.8 Install edge restraints prior to placing pavers.
- 4.6.20.9 Ensure that pavers are free of foreign material before installation.
- 4.6.20.10 The pavers should be laid hand tight using the herringbone method.
- 4.6.20.11 Maintain straight pattern lines and adjust as necessary.
- 4.6.20.12 Vibrate the pavers into the sand first with no joint sand, and then begin sweeping dry joint sand into the joints until they are full.
- 4.6.20.13 Proper drainage for storm water to be incorporated in the layout and tied into existing storm water system.
- 4.6.20.14 The pavers must be laid only when all aprons, and edge restraints are in place.

5. GENERAL

5.1 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.

5.2 Cleaning of site

The Contractor must clear away all rubble/waste within the last day of completion of work or part of the works and leave the site and surrounding area in a clean and acceptable state. All rubble must be disposed of as per the National Environmental Management: Waste Act, No. 59 of 2008 (G32000).

5.3 Quality and workmanship

All surfaces shall be left clean at completion of the work. 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.

5.4 Accommodation


No accommodation camp can be set up at the site.

5.5 Water

There is water available at the site.

5.6 Electricity

There is electricity at the site.

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5.7 Access

Special access arrangements will have to be made with LNS for the contractor, vehicles and personnel. There will be LNS staff available on site.

5.8 Security

No security will be provided by LNS for material stored on site or for the safety of the contractor's staff. LNS will not be liable for damage to tools and equipment occurred through vandalism or theft.

5.9 Compliance

5.9.1 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.

5.9.2 The Contractor shall comply with the following:

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

5.9.2.2 The latest Construction Regulations

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

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


5.9.3 The Contractor shall provide Lighthouse and Navigational Systems with a Certificate of Compliance for all plumbing work executed.

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

5.9.5 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.

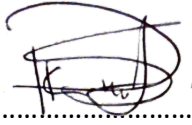
5.10 Penalties


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.

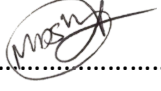
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6. SIGN OFF

Compiled by:  12/11/2024
 Technical Services Manager Date

Reviewed by:  13/11/2024
 Operations Supervisor Date

Reviewed by:  13/11/2024
 SHEQ Manager Date

Approved by:  13/11/2024
 Regional Manager Date