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## **1. BACKGROUND**

The Transmission Northern Grid is responsible for Limpopo and North-West Provinces, with 25 Main Transmission Stations (MTS), 2 power station HV yards and 60 powerlines. In Limpopo, some of the Transmission Northern Grids' departments (including HV Plant; Secondary Plant; Lines and Servitudes etc) are based in Polokwane and are currently accommodated in offices at 39 Hans van Rensburg, in the Polokwane CBD.

The current lease contract expired in December 2021. There is an ongoing business need for premises to accommodate Transmission operations in the Polokwane area. In Eskom, the use and optimisation of Eskom owned properties is being encouraged to reduce and minimise operating costs, by eliminating rental properties from its portfolio as far as possible. However, since there is insufficient space to accommodate Transmission Northern Grid's needs in any Eskom owned facilities in the area, a rental option is required.

## **2. DESCRIPTION OF SERVICE/ PRODUCT THAT NEEDS TO BE PROVIDED**

Eskom intends sourcing proposals from the open market to see what rentable properties for office and workshop accommodation, is available in the Polokwane area. The lease agreement will be for a period of 60 months (5 years) with an option to exit sooner. An escape clause (after 3 years) will be added to enable termination of the lease should a future decision be taken to construct a Transmission building, for its needs.

## **3. SCOPE**

- The required premises in Polokwane (or in close proximity) should be close to the necessary support amenities, have good accessibility, be in good physical condition, have air-conditioning, and command gross market related rental of that specific area. The property should accommodate an open plan office design with minimal enclosed offices, and should meet the following space requirements:
- Total floor space between approximately 1 000m<sup>2</sup> to 1 300m<sup>2</sup>.
- The property should be equipped with kitchen/ tearoom facilities
- Floor space should be flexible for Eskom to create open plan workstations, at an approximate space of 15m<sup>2</sup> per workstation and managerial offices each measuring approximately 22m<sup>2</sup>.
- Offices should be airconditioned.
- It should also be feasible to create the following support spaces within the rented space:
  - 3 x Boardrooms (20 seaters each).
  - 4 x Syndicate rooms for confidential discussions (4-Seater meeting room: 11m<sup>2</sup> each).
  - 3 x Storage rooms at (3m x 3m each).
  - 1 x Archiving/ library space (± 6 x 3 m).
  - 1 x Test lab with test benches and providing space for necessary equipment (± 5x 3m)
  - 1 x Storage space for Vectographs and QoS Computer that is connecting to the Cisco router (4 x 4m).
  - 1 x Lockable storage for security equipment and confidential incident documentation.
  - Safe evacuation routes (± 4 x 3m).
- Adequate ablution facilities (females and males) compliant in terms of OSHA and National Building Regulations.
- Secure perimeter fence/wall.

- Adequate safe and secure on-site parking with the necessary security features (security barrier fence/wall with motorised gates and security lighting), including easy and secure entry and exit points to parking bays. Minimum number of parking bays required = 40 x preferably covered parking bays.
- Property should enable satellite phone installations and dish on the roof.
- Safe/secure loading/off-loading bays (for equipment and tools).

#### **4. SPECIFICATION OF PRODUCT OR GOODS**

Refer to Paragraph 3 above.

#### **5. MONTHLY PROGRESS REPORTS**

N/A

#### **6. RESOURCES**

N/A

#### **7. PROJECT METHODOLOGY**

N/A

#### **8. RESOURCE REQUIREMENTS**

N/A

#### **9. IMPLEMENTATION PLAN**

N/A