
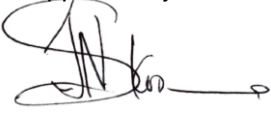
	Eskom Real Estate GOU Scope of Work	Doc No: 240-137914194	
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1. BACKGROUND

Step down CNC have many defects that need to be fixed which is the front & back office, warehouse, guard house and external area. The current premises are not in good condition and therefore require an upgrade in a form of repairs/replacement.

2. SCOPE

The scope of work for this project will include:

- Minor repairs /Upgrade for the

Deliverables shall include.

- a. Repairs Supervision
- b. Repairs, commissioning, and handover of the works
- c. Certificate of compliance/ where required.

3. SCOPE OF WORKS ACTIVITIES

The scope of work includes the followings:

A. OUTSIDE AREA

- Make good on the pavement finish that going to the back office 78m.
- Repair the back gate and paint both the front and back gate (9.20 m x 2.34 m).
- Dismantle and remove the thatch Lapa roof 9.1m X 5.6m.
- Paint all 3 external table with it 7 concrete sits/bench.
- Make good the pause area roof with thatch or metal sheet less costly solution to be applied (radius 1.4m)
- Supply 5 external double light to be approved by Eskom.
- paving the round floor of the pause area (radius 1.5m)
- Fix the roof sheeting at the garage.
- Fixing the drainage to prevent water from stopping near the garage in front of the garage.

B. FRONT OFFICE AREA

- Repair the roof where it is leaking on the showers 4.2m X 5.4m and inspect other leaks and fix other leaks.
- Cut and join a damaged 3m fascial board.
- Paint the fascial board.
- Clean and prime steel gutters.
- Replace the ceiling at the showers 4.2m X 5.4m
- Paint the internal walls 196 meter squared.
- repairing the wooden uneven floor at the admin office 5.4m X 3.6m.
- treat the whole building for mold.
- Painting the roof as per Eskom approved spec.
- Supply and install new blind to replace the broken one at the server room for 2.1m X 1.2m window.
- Clean the holes and replace 7 ventilators with new ones.
- Close up the 800mm long small crack on a brick wall at the passage.
- Remove the dry wall at the server and replace it with a new one to be moved at the back to allow more space at front 3.6m X 2.64m.

- Supply and install 3 floor strips for the passage doors near admin office.
- Supply and install carpets floor tiles to the office near the admin office.

C. BACK OFFICE

- Find and close the leaks at the roof.
- Apply bitumen on the 7m roof valley/roof edge.
- Replace the 2.65m rotten wooden column with a new one/ better economical alternative at the back veranda.
- Paint the column wooden poles at the Veranda.
- Close the patches and paint the back veranda floor.
- Paint Fascial boards.
- Treating the whole building of mold problem.
- Plaster the small patches on the internal wall and paint the spots.
- Paint the external walls of the building including the external male toilet interior wall.
- Paint the roof with the approved spec PVA.
- repairing the uneven wooden floor at the open area 7.9m X 3.9m.
- install a new strip at the normal door to open area.
- supply and install new blinds for 780x 1800mm window.

D. GUARD HOUSE

- Paint Eskom approved spec PVA on internal walls.
- Remove the existing, supply and install a new toilet.
- Tint the windows.
- supply and install new p trap and joining pipes for the single bowl sink.

E. WAREHOUSE

- Sand down and paint the steel for the veranda.
- prime the roller doors.
- apply plaster/screed on the steep floor.
- Paint Eskom approved spec PVA at the kitchen.

F. TREAT MOLD/WALL PROOFING TREATMENT (front office, back office, and warehouse)

- Removed all loose paint and cement participls (Square metres on the scope)
- Sand all affected areas
- use steel brush/Sandpaper to clear all particles
- Clean the wall with clean cloth
- Use waterproofing chemical (Approved by Eskom)
- Apply two coats of waterproofing chemical
- Dry for 4 to Six Hours
- Apply Texture coat (Approved by Eskom)
- Make good finishing
- Dry well for day

- sand gain all wall to be clean free from dust.
- Apply paint using roller 2 coats of paint Plascon (Eskom approved)
- Dry for 4 to Six Hours

4. QUALITY MANAGEMENT SYSTEM

The Contractor shall be required to provide or maintain a quality management plan, which must be approved by Eskom.

The contractor is advised that the employer considers it essential that for a project of this scale the contractor shall provide and maintain a high level of skilled management organization and resources (justified by CV's), to ensure the successful and timely completion of the contract. Crucial information is to be provided by the Snr Supervisor Tech Facilities and project manager at tender stage (tender clarification/briefing meeting) and this shall be deemed to define the contractor's intentions in this respect. It is a requirement that the contractor submits all technical requirements documents as specified by procurement strategy document under technical criteria.

5. WEEKLY AND MONTHLY PROGRESS REPORTS

5.1 Weekly report

The weekly progress report shall be based on the weekly progress meeting by the contractor and the employer represented by the Supervisor or Snr Supervisor or delegation from the employer. The meeting shall focus on a punch list which is derived from the project scope of works as per the project schedule with an objective of tracking contractor's progress which should be driven by the following items:

1. Past week achieved progress activities.
2. Current week activities.
3. Next week target activities.
4. Commitment to project schedule.
5. Deviation and corrections to the project schedule.
6. Issues and activities adjustment.
7. Risk identification and mitigations.

6. RESOURCES

The contractor shall provide adequate resources to execute the work.

7. PROJECT METHODOLOGY

The Contractor shall submit a detailed proposal outlining methodologies of how he intends executing the work.

8. RESOURCE REQUIREMENTS

The Contractor shall ensure that highly skilled personnel (as defined in their submitted and accepted CV's) are dedicated to the project.

9. IMPLEMENTATION PLAN

The Contractor is required to submit a detailed implementation plan.