


	Eskom Real Estate Scope of Work	Doc No: 240-137914194	
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Title: SCOPE OF WORK FOR LEASE IN OF A COMMERCIAL BUILDING FOR ESKOM TRANSMISSION IN RUSTENBURG		Document type: Specification	
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1. BACKGROUND

Eskom Holdings had a lease agreement for Transmission Telecommunications (Telecoms) and Northern Grid operations in the North West Province, at Building 2 located at No. 235 Beyers Naude Drive, in Rustenburg. The original lease agreement commenced on 1 June 2017 and expired on 31 May 2020.

There is an ongoing business need for premises to accommodate Transmission Telecommunications (Telecoms) and Northern Grid operations in the Rustenburg 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 Telecoms and 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 is sourcing proposals to see what rentable properties for office and workshop accommodation is available in the Rustenburg 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 in Rustenburg.

3. SCOPE

The required premises in Upington (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:

- Rented floor space of approximately 500m².
- Floor space should be flexible for Eskom to create 25 open plan workstations of approximately 15m² per workstation, and 3 enclosed managerial office of approximately 22m².
- Offices should be airconditioned.
- The space should also be flexible to create the following support spaces:
 - 2 x 10-Seater boardrooms.
 - 3 x Small consultation rooms (4-seater).
 - 2 x Storage rooms for Telecoms (for test bay and equipment) (± 6x6m)
 - 1 x Storage rooms for North Grid (± 16m²)
 - 1 x Airconditioned server room (± 21m²).
 - 1 x Printing area (± 11m²).
- The property should be equipped with kitchen/ tearoom facilities.
- 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 of 20 covered parking bays required.

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