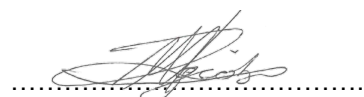


 Eskom National Transmission Company South Africa TM	SCOPE OF WORKS DOCUMENTATION	NTCSA Transmission Real Estate
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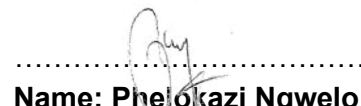
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1. INTRODUCTION

As part of the continued space reorganization of Simmerpan, Germiston Engineering Building has been identified as an area where space can be optimized to accommodate 50 workstation that are not dedicated to anyone but use by those requiring space to work from while at Simmerpan for the day. The current 2nd floor PTM&C, Engineering building space and Quality Management space will be renovated to accommodate the 50 workstations at Engineering Building together with support spaces.

1.1 PURPOSE:

The purpose of the document is to clarify scope of works needed to space optimize the Engineering Building.

1.2 SCOPE: ENGINEERING BUILDING

The following plan is to rearrange space from current setup to that can accommodate 50 workstations and supporting spaces:

Second Floor

PTM&C Section:

- Printing Area space – Open area with 3-4 desks plotter and printer to be demolished and replace with focus booths.
- 4 x Offices – Currently 1 workstation to be demolished and replaced with focus booths
- Open Area – Currently L – shaped desks to be replaced with type H workstations (straight desk)
- Open Area – Currently space to also be fitted out with double door credenzas / filling cupboards

Quality Management Section:

- 5 x Offices – Currently offices to be focus booths and open workstations plus kitchen pause area
- create mall syndicate room – to support Quality Management side of building floor.
- Kitchen remains a kitchen to service whole floor with new fit-out.
- Ablution to change to reflect what's indicated on drawings.
- Lifts and Aircon duct and stairways to remain where they currently are.

The following Finishes Specification shall be adhered to:

- | | |
|--|---|
| 1] Internal Doors | = Sombrero - E14-5 Plascon. |
| 2] Internal & External door frames | = Mayan Stone E14-4 Plascon |
| 3] Windows [Steel] | = White enamel/gloss Plascon |
| 4] All walls and ceilings to kitchen & ablutions | = White - double Velvet Plascon |
| 5] Internal walls office area's | = Hudson – E14-2 Plascon |
| 6] All wall tiles in kitchen & ablutions | = 198 x 248 Johnson Optima [OT4] with PVC edgings to all corners. All Tiles to be at door height. |
| 7] All Floor tiles | = Agulhas AG 705 [Tile Africa] |

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- | | |
|--------------------|--|
| 8] Window blinds | = Minimum Glare and colour = Denim Blue. |
| 9] All Carpets | = Offices – Berber Point 920, Bitumen Backed
Colour = Boron |
| 10] Drywalling | = All drywall to be insulated for noise reduction. |
| 11] External walls | = Gruyere- A11-5 Plascon. |

Electrical Installation:

There will be a need to redo all electrical works along the skirting, including the ceiling lights to be LEDs. All the electrical work will follow design layout.

DISTRIBUTION BOARD (DB)

- Add Surge Protective Devices (SPD) to the DB as per SANS10142-1
- Include adequate labelling and warning signs
- Replace missing blanking plates where required

LIGHTING AND SMALL POWER

- Remove the old plug socket skirting and replace with a new double compartment skirting, equipped with 6-module power clusters (1x164-1, 1x164-2, 1 x USB-A, 1x USB-C, switched)
- Provide an underfloor power system to supply the new integrated desk power modules
- Replace the existing light switches
- Disconnect and remove old, non-functional ceiling panel lights
- Disconnect and remove all downlights
- Repair or replace all ceiling panels where light fixtures were removed
- All remaining fluorescent light fittings to be replaced with LED Panel lights (Lascon LBP-24, 60W)
- Dual-type Occupancy sensors to be installed in all offices, corridors and bathrooms
- Provision must be made for the following emergency lights:

1 x Lascon LBP-24 LED Panel with emergency module in each bathroom

1 x Lascon LBP-24 LED Panel with emergency module in the kitchen

4 x Lascon LBP-24 LED Panel with emergency module in the corridor

In certain areas, this will require the replacement of exiting LED Panel lights with Lascon LBP-24 LED Panels with emergency modules.

- Staircase lights and emergency exit lights to be replaced with Lascon Roma-21W emergency lights

GENERAL

- Issue a new COC for the installation as per SANS10142

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LAN Points:

All LAN Points will need to be redone to all desk positions, syndicate rooms, focus booths plus printer and plotter.

Air conditioning:

Investigation into possible replacement of certain parts will need to be done. With the redesign of space all diffusers will need to be repositioned, and additional ones installed.

Carpeting:

Whole floor needs to be recarpeted as per standard Eskom carpet or similar approved carpet.

Tiles:

Tiling to the bathrooms and kitchen will need to be redone with new mirrors and sanitary fitting installed to the bathrooms and kitchen sink plus appliances.

1.2 APPLICABILITY.

This SCOPE is applicable to the works related to the space optimization of 2nd Floor Engineering Floor, Simmerpan, Germiston building, including the purchasing of new furniture to occupy space as per design..

2. NORMATIVE/INFORMATIVE REFERENCES

The following references are included:

2.1 NORMATIVE REFERENCES (NOT LIMITED TO THE LIST BELOW)

- Occupational Health and Safety Act and Regulations (Act 85 of 1993)
- National Building Regulations (SANS10400)
- NTCSA Corporate Identity Guidelines

2.2 INFORMATIVE REFERENCES

- Records retention matrix - <https://hyperwave.eskom.co.za/240-56296995>

3. DEFINITIONS, ABBREVIATIONS AND CLASSIFICATIONS

3.1 DEFINITIONS AND CLASSIFICATIONS

3.1.1 Public domain: published in any public forum without constraints (either enforced by law, or discretionary).

3.1.2 Controlled disclosure: controlled disclosure to external parties (either enforced by law, or discretionary).

3.1.3 Confidential: the classification given to information that may be used by malicious/opposing/hostile elements to harm the objectives and functions of Eskom Holdings Limited.

3.1.4 Secret: the classification given to information that may be used by malicious/opposing/hostile elements to disrupt the objectives and functions of Eskom Holdings Limited.

3.1.5 Top Secret: the classification given to information that may be used by malicious/opposing/hostile elements to neutralize the objectives and functions of Eskom Holdings Limited.

components, such as telecommunications and data storage systems used to run the power system

3.2 ABBREVIATIONS

Abbreviation	Description
TxRE	Transmission Real Estate
URS	User Requirements Specification

4. ROLES AND RESPONSIBILITIES

Role	Description
Project Team	Propose solutions, design, consult, inform, and execute.
Representatives - End-user	Provides Customer Demand Plan (CDP), inform, support proposed solution.

5. PROCESS FOR MONITORING

- Regular meetings (involving the End-User) to be conducted for monitoring of the project.
- Project Team to ensure safekeeping of all project documents.

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6. RELATED/SUPPORTING DOCUMENTS

- Drawings indicating change per floor in the building

7. REQUIREMENTS ALL SHEQ REQUIREMENTS ARE TO BE ADHERED TO IN ALL ACTIVITIES LISTED ABOVE.

8. COST BENCHMARKING

To be determined by the Project Team - QS.

9. RECORDS

All records to be managed in compliance to the Eskom Documents and Records Management Procedure.

10. AUTHORISATION

This document has been seen and accepted by:

Name	Designation
Nombuso Msibi	Middle Manager – PTM & C
Phelokazi Nqwelo	Middle Manager Real Estate
Rirhandzu Sitole	Facilities Manager
L.E Spies	Senior Engineer (Electrical)

11. DEVELOPMENT TEAM

Siya Kontyo	Space Planning Manager
Mfundo Ngcobo	Senior Advisor Architect

12. ACKNOWLEDGEMENTS

(Names) during creation of the Scope.

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