

	Scope of Works	Eskom Real Estate
---	-----------------------	--------------------------

Title: **Scope of works for the
Maintenance of Security Systems
Including Ad-hoc Installation
Requests of Eskom Real Estate**

Document Identifier:

Alternative Reference N/A
Number:

Area of Applicability: **Eskom Real Estate**

Functional Area: **Security**

Revision: **01**

Total Pages: **13**

Next Review Date: **N/A**

Disclosure Classification: **Controlled Disclosure**

Compiled by

Functional Responsibility

Authorized by

*TPitso*_{pp}

[Signature]

[Signature]

Thabo Pitso
Manager Security ERE

Samaria Mabona
Middle Manager ERE
Security

Pat Skosana
Senior Manager ERE OPS

Date: 2026.07.28

Date: 28.07.2026

Date: 28.07.2026

Table of Content

Title	Page number
1. Introduction	03
1.1.1 Purpose	03
1.1.2 Effective date	03
1.2 Normative/Informative References	03
1.2.1 Normative	03
1.2.2 Informative	04
1.3 Definitions	04
1.4 Abbreviations	04
1.5 Roles and Responsibilities	04
1.6 Process for Monitoring	05
1.7 Related/Supporting Documents	05
2. Description of Service or product.	05
3. Project scope	06
4. Specification of Product or Goods	08
5. Acceptance	13
6. Revisions	13
7. Development Team	13
8. Acknowledgements	13

CONTROLLED DISCLOSURE

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorized version on the system. No part of this document may be reproduced in any manner or form by third parties without the written consent of Eskom Holdings SOC Ltd, © copyright Eskom Holdings SOC Ltd, Reg No 2002/015527/30

1. Introduction

This document contains the scope of works for Maintenance and repairs of current systems including Adhoc installations requests contract for Security Systems for Megawatt Park, Eskom Academy of Learning and Eskom Research & Innovation Centre.

The maintenance of security systems within Eskom Real Estate (ERE) security infrastructure is vital for loss prevention and for mitigating risks associated with nefarious behaviour. Furthermore, these systems must be capable of recording incidents and maintaining comprehensive audit trails to support legal and regulatory compliance.

1.1.1 Purpose

This document entails a detailed scope of works for the Maintenance and repairs of current systems including Adhoc installations requests contract for Security Systems in all ERE sites.

Applicability

This document shall apply to Eskom Real Estate Corporate sites as mentioned above.

1.1.2 Effective date

January 2026

1.2 Normative/Informative References

Parties using this document shall apply the most recent edition of the documents listed in the following paragraphs.

1.2.1 Normative

- [1] 240-86738968: Specification for Integrated Security Alarm System for Protection of Eskom Installations and its subsidiaries
- [2] 240-91190304: Specification for CCTV Surveillance with Intruder Detection
- [3] 240-102220945: Specification for Integrated Access Control System (IACS) for Eskom Sites
- [4] 240-78980848: Specification for Non-Lethal Energized Perimeter Detection System (NLEPDS) Electrical Components
- [5] 240-170000098: Security Public Address Systems for Substations and Telecoms High Sites
- [6] 240-170000096: Physical Security Integration Standard
- [7] 240-139282493: Security Lighting for Eskom Applications
- [8] 240-170000691: Standard for Intrusion Pre-detection System used at Eskom sites

CONTROLLED DISCLOSURE

1.2.2 Informative

Not Applicable

1.3 Definitions

Definition	Explanation
Tenderer or Bidder	Refers to person/company that will be involved in an open or closed competitive request for quotations/prices against a clearly defined scope/specification.
Integrated Access Control System	It is an electronic system that aims to collaborate and align efforts across the logical and physical security domains to standardise access control within Eskom.
Control Centre	Where alarms and CCTV footage are monitored and needed response/s initiated from. The alarms and CCTV footage can be aggregated to a National Security Control Centre that can initiate requisite actions from a national perspective.

1.4 Abbreviations

Abbreviation	Explanation
ERE	Eskom Real Estate
MWP	Megawatt Park
EAL	Eskom Academy of Learning
ERIC	Eskom Research and Innovation Centre
CCTV	Closed Circuit Television
DVR/NVR	Digital Video Recorder/Network Video Recorder
GUI	Graphical User Interface
PA system	Public Address system
IPSS	Integrated Physical Security System
IACS	Integrated Access Control System
LAN	Local Area Network
PSIM	Physical Security Information Management
UPS	Uninterrupted Power Supply
PTZ	Pan Tilt Zoom
PSIRA	Private Security Industry Regulatory Authority
WAN	Wide Area Network
TET	Technical Evaluation Team

1.5 Roles and Responsibilities

Project manager: shall ensure that the adherence of the scope of works as outlined in this document.

Technical evaluators: shall ensure that evaluation process is conducted as per the scope of works.

CONTROLLED DISCLOSURE

1.6 Process for Monitoring

Not applicable.

1.7 Related/Supporting Documents

Not applicable.

2. Description of Service or product.

Eskom Real Estate needs to establish a comprehensive contract for the maintenance and repairs of current systems including new ad-hoc installations requests contract for Security Systems. This contract shall be for three corporate sites which are Megawatt Park, Eskom Academy of Learning, and Eskom Research & Innovation Centre for all Security Systems infra-structure, for both software and hardware for a period of 36 months.

The contract shall ensure that maintenance and repairs of current systems including Adhoc installations requests shall be aligned to the sites current infra-structure, as well as improvements as listed under the scope.

The specification shall ensure that redundancy for future development must be built into the design for any technological advancements or storage requirements for data integrity during audit purposes. There shall be very stringent gatekeepers for this contract to go out tender, this is to ensure that we have made the best selection for an accredited service provider with a reputable track record.

The tenderer shall be expected to have verifiable Proof of Concept (POC's) of major security systems solutions for corporate buildings that their organizations have successfully completed. The service provider shall have valid accreditation with mandatory bodies, in the security industry, specifically for the technical experience.

Furthermore, we shall be perusing certification of their key personnel, for compliance to the industry's mandatory requirements, as well as Eskom's best interests for our system's integrity. It would be prudent to pursue a Non-disclosure Agreement (NDA) between Eskom and the successful bidder.

3. Project scope

The new concept of having the systems to work remotely at a Centralized Control facility at Megawatt Park will be the key to the objective of this contract. The contract shall ensure that the following

CONTROLLED DISCLOSURE

security systems infra-structure, shall be serviced and maintained for functionality at each above-mentioned site and information will be transferred to the Centralized Control Centre.

The scope shall identify systems that are currently in use, which forms part of the daily security functionality, within the department. The Eskom Real Estate Security mandate will be to protect and safeguard all the business operations within the three Corporate Properties based in Gauteng.

Access Control

- Boom gates, spikes, security booths per site
- Touchless access control, (optional temperature sensing)
- Emergency Exits per site.
- Emergency Evacuation Systems per site
- Visitor Management Systems functionality available to all sites
- Centralized Monitoring and Management capabilities for all the sites, including local functionality.
- Software Licenses to be owned by Eskom (Pass keys).
- Recording of access control data storage for 60 months minimum per site
- Lifecycle refurbishment/upgrade for hardware
- Scanning devices X-ray Machines

Electric Fence

- Solar back-up
- Battery replacements
- Lifecycle refurbishment/upgrade
- Warning devices, sounders, intrusion detection system
- Centralized Monitoring capabilities for all three Corporate Properties
- Energizers

CCTV

- Centralized Monitoring capabilities for all the four Corporate Properties system's integrity with tiered Access for operating system i.e. Management, Supervisor and Operator levels.
- Recording devices and data storage of a footage for at least 12 months or more.

CONTROLLED DISCLOSURE

- Software licenses and Pass keys shall be owned by Eskom.
- Lifecycle repairs/upgrades for hardware.
- Night detection with early warning capabilities as an improvement.
- Inside all the critical areas, including plant rooms.

Alarm or Panic Systems

- Emergency system for response, any threats, medical incidents within the properties.
- Alert system for First Aider responses, Fire and Evacuation Wardens
- Public announcement (PA) systems

Contractual Obligations:

- SLA shall be in place to ensure that we have weekly system inspection and reports for all the above security systems.
- System's integrity to be intact, the system shall operate on a stand-alone basis, separate to other Building Operating Systems.
- Systems training on operations at different levels for Management, Supervisory and Operator levels.
- Response time in case of breakdown to be quoted within 2hrs during working hours as well as outside normal office hours.
- 24hrs Emergency or breakdown service
- Method statement and risk assessments for regular work activities performed at any site.
- Adherence to Eskom's Safety Policies including Safety Adherence and ensure compliance to regulations relating to the management of any declared pandemic.
- SLA timeline requirements in terms of agreed timelines and emergency callouts need to be met or penalty clauses of 10% to monthly contract values apply if scope or conditions of contract are not met (instituted by non-conformance notice, or early warning notice).
 - Spares shall be kept on site as specified in the Bill of Quantities.
 - The contracting supplier must be able to perform those activities within their company resources and can only sub-contract work to a maximum of 10% of contract value, dependent on prior written approval by Eskom representative to secure a competent, credible, registered engineering service for any civil or structural work.
 - Any work performed should provide a warranty of
 - 6 months for workmanship or repairs

CONTROLLED DISCLOSURE

- 12 months for new installations
- Payment certificates for completed work can only be accepted against a registered & traceable asset with relevant certificate and warranty in place.
- The SLA time frames for repairs must not exceed 4hrs or meet agreed time frames indicated in task/work orders issued.
- Penalties will be applied as stipulated in the NEC3 terms services contract.
- Eskom reserves the right to obtain or request any other supplier quotes to secure a competitive or market related pricing.
- A weekly work schedule for planned/preventative maintenance activities will be issued and must be accepted/signed and completed within each week to allow for billing thereof.
- A list of reactive maintenance request /in form of task or work orders for any unforeseen breakdowns are issued on daily basis and corrected within same day or within 4hrs time frame.

The tenderer shall submit pricing for the supply of material and equipment as per the schedule contained herein. The tenderer shall also provide pricing for the labour rates to deliver such a service to each site. Pricing under the labour rates must also include overtime costs, call out fees as well as travel costs to each site.

4. Specification of Product or Goods

The following is a list of the existing security systems currently deployed at Megawatt Park (MWP), Eskom Research & Innovation Centre (ERIC), and Eskom Academy of Learning (EAL). The scope of the proposed contract shall encompass all listed systems, equipment, and technologies currently in use at these sites. However, the contract shall not be limited to these items alone; it will also include any additional systems and equipment that may be present onsite during the contract period.

Furthermore, the contract will extend to cover all future ad-hoc requests acquisitions and installations, as outlined in the service description. This ensures that the service provider is responsible for the full lifecycle support—maintenance, repair, and integration—of both existing and newly procured.

CONTROLLED DISCLOSURE

MWP Integrated CCTV System		
Device	Make	Quantity
Pelco Box camera	IMP1110-1	37
Pelco Dome camera	IXE10LW	13
AXIS PTZ camera	Axis	3
AXIS camera	Axis	285
AXIS PTZ Controller	Axis	1
Hikvision PTZ camera	Hikvision	6
TVT PTZ camera	TVT	1
TVT camera	TVT	170
Hikvision camera	Hikvision	11
NUUO IP Plus NVR	Nuuu	9
NUUO 8160 NVR	Nuuu	9
Switches PoE 24 Port	Netgear	24
Switches Fibre 24 Port	Netgear	2
Core Switch 24 Port Fibre	Hewlette Packart	10
48 Port PoE	Hewlette Packart	2
24Port PoE Switch	Hewlette Packart	18
Computers		8
Fiber Media Converters	Fiber Converter	20
Wireless Nano Stations	Ubiquiti	18
NUUO Mini 2 - NVR	Nuuu	9
NUUO 8160 NVR	Nuuu	9
Mass Storage System 2PB	VNX	1
4TB Hard drives	Western Digital	224
43-inch Display Screen	Samsung	21
ACCESS CONTROL BOOMS AND TURNSTILES		
Booms	Turnstar	30
Spike barrier	Turnstar	5
Turnstiles Full Hight Industrial	Turnstar	10
Waist Height Turnstiles	Turnstar	51
Glass PWD Gates automated	Turnstar	13
Glass Man traps	Flow System	3

CONTROLLED DISCLOSURE

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorized version on the system. No part of this document may be reproduced in any manner or form by third parties without the written consent of Eskom Holdings SOC Ltd, © copyright Eskom Holdings SOC Ltd, Reg No 2002/015527/30

Xray Scanners and Metal Detectors		
Xray Scanners	HABSacn	11
Metal Detectors	HABSacn	11
EBI Access Control MWP		
Tema Power Supply	Honeywell EBI	32
Tema Server	Honeywell EBI	32
A08 Controller	Honeywell EBI	184
A08 Controller PSU, Battery & Enclosure	Honeywell EBI	184
Fingerprint Readers	Sagem	169
Card Readers	HiD	207
ACCESS CONTROL HONEYWEEL/EBI		
MWP Integrated Bus Management System		
RAC-ClockWatch Bus Managemnet Server	RAC	1
RAC-ClockWatch Bus Managemnet Workstation	RAC	3
Full Height Double Turnstile	Boom Gate	6
RAC-ClockWatch Integrated Controller	RAC	6
RAC-ClockWatch Integrated ControllerPSU, Battery & Enclosure	RAC	6
Fingerprint Readers	Sagem	12
RAC-ClockWatch Integrated handheld Controller	RAC	2
ERIC Building CCTV system		
Nuuo Network Video Recorder	Nuuo	6
Nuuo Storage 4TB		32
AXIS camera	Axis	95
AXIS PTZ	Axis	4
Core Switch 24 Port Fibre	Hewlette Packart	1
Switches PoE 24 Port	Netgear	6

CONTROLLED DISCLOSURE

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorized version on the system. No part of this document may be reproduced in any manner or form by third parties without the written consent of Eskom Holdings SOC Ltd, © copyright Eskom Holdings SOC Ltd, Reg No 2002/015527/30

Switches PoE 8 Port	Netgear	4
32 Inch Display Screen	Samsung	8
Video Display Controller		4
UPS system		4
Perimeter Electric Fence 2,4Km		
i7 Nemtek System Controller	Nemtek	1
Nemtek Software	Nemtek	1
Nemtek Energiser	Nemtek	4
Nemtek Energiser LCD controller	Nemtek	1
Nemtek fence management software	Nemtek	1
Wireless Networks	Nemtek	8
20line installed electric fence(meter)	Nemtek	2400
200Ah Battery	Forbatt	8
ELECTRIC FENCE		
EBI Access Control ERIC Building		
Tema Power Supply	Honeywell EBI	6
Tema Server	Honeywell EBI	6
A08 Controller	Honeywell EBI	56
A08 Controller PSU, Battery & Enclosure	Honeywell EBI	56
Fingerprint Readers	Sagem	30
Card Readers	HiD	95
ACCESS CONTROL		
ERIC Building RAC-ClockWatch Access Control		
RAC-ClockWatch Access Control Server	RAC	1
RAC- ClockWatch workstation	RAC	1
RAC- ClockWatch Controller	RAC	10
RAC Controller PSU, Battery & Enclosure	RAC	5
EAL CCTV system		
Nuuo Network Video Recorder	Nuuo	24
Nuuo Storage		84
AXIS camera	Axis	366

CONTROLLED DISCLOSURE

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorized version on the system. No part of this document may be reproduced in any manner or form by third parties without the written consent of Eskom Holdings SOC Ltd, © copyright Eskom Holdings SOC Ltd, Reg No 2002/015527/30

AXIS PTZ	Axis	1
Bosch Camera	Bosch	70
Switches PoE 24 Port	Netgear	14
Switches PoE 8 Port	Netgear	48
43 Inch Display Screen	Samsung	6
Video Display Controller		4
EAL CCTV system		
RAC-ClockWatch Access Control		
RAC-ClockWatch Access Control Server	RAC	1
RAC- ClockWatch workstation	RAC	2
RAC- ClockWatch Controller	RAC	88
RAC Controller PSU, Battery & Enclosure	RAC	45
Fingerprint Readers	Sagem	0
Card Readers	HiD	90
RAC-ClockWatch Access Control		
RAC-ClockWatch Meal Management System		
RAC-ClockWatch Meal Management Server	RAC	1
RAC- ClockWatch workstation	RAC	4
RAC- ClockWatch Meal Management Kiosk	RAC	2
RAC Controller PSU, Battery & Enclosure	RAC	45
Wiaist height Turnstile	Turnstar	3

New ad-hoc requests	
Description	Make
New CCTV Cameras	Latest on the market compatible with the current systems
Access Control Integrated Systems	Latest on the market compatible with the current systems
43-inch Display Screens	Latest on the market compatible with the current systems
X – Ray Scanners	Latest on the market compatible with the current systems
Turnstiles	Latest on the market compatible with the current systems
HID Access Cards, card printers & cartridge, card holders, Laptop permits and Lanyards.	

CONTROLLED DISCLOSURE

Labour Rates

Resource	Quantity	Rate/ Hour/KM
Site Technician x 3 (MWP, ERIC & EAL)		
Assistant x 3 (MWP, ERIC & EAL)		
Senior Technician x 1		
System /IT Specialist x 1		
Engineer x1		
Travel Rate 4x2 bakkie x3		

5. Acceptance

This document has been seen and accepted by:

Full Name and Surname	Designation
Pat Skosana	Senior Manager ERE
Samaria Mabona	Middle Manager ERE Security
Charmaine Mokena	Security Manager MWP
Celumusa Zulu	Security Manager ERIC
Thabo Pitso	Security Manager EAL

6. Revisions

Date	Rev.	Compiler	Remarks
January 2026	1	Charmaine Mokena	Scope of works Maintenance of Security Systems

7. Development Team

The following people were involved in the development of this document:

- Charmaine Mokoena, ERE security manager
- Thabo Pitso, EAL security manager
- Samaria Mabona, Middle Manager ERE

8. Acknowledgements

Thank you all for your inputs.

CONTROLLED DISCLOSURE