Eskom	Scope of work	Technology

Title: **SCOPE OF WORK FOR THE CENTRAL GRID REFURBISHMENT OF MINERVA OFFICE BUILDING**

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Compiled by	Functional Responsibility	Authorised by
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Date: ……15-04-2024……	Date: ….26/04/2024……	Date: ….26 - 04 - 2024……

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1. INTRODUCTION

The initiation of this project is motivated based on Eskom's commitment to the compliance of legal and other requirements and to ensure that occupational health and safety risks to Eskom employees and contractors are eliminated or reduced.

In compliance to the requirements of the occupational health and safety act (Act 85 of 1993), Asbestos Regulations GNR, 155 of 10 February 2002, asbestos containing materials at Office Building in the substations were identified. Asbestos containing materials were found to be in the form of trench ceilings and windowsills. The project will ensure safe processing, handling, storing, disposal, and phase-out of asbestos materials.

A national asbestos phase out initiative was created to ensure that all asbestos and asbestos containing material are phased out by the end of 2033 within the entire Eskom business unit.

A need for refurbishment was mentioned by the grid and also to comply to the latest standard of South African National standard, namely, accessibility of the building, and the sufficient number of ablutions.

2. REFERENCES

[1] 240-55922824 Substation layout design guidelines
[2] Occupational health and safety act (OHS Act) 85 of 1993
[3] (32-1205) Eskom maintenance management policy
[4] (TST41-794) Substation and facility maintenance
[5] (32-727) Eskom safety, health, environment and quality policy
[6] (SANS 1200) General civil
[7] SABS 10229-1:2010 Transport of Dangerous Goods
[8] SABS 10231: 2019 transport of Dangerous Goods by Road
[9] National Environmental Management Waste Act 59 of 2008
[10] OHSA act (Act 85 of 1993)
[11] SANS 10400 – The application of the national Building Regulations
[12] National Building Regulations and Building Standards Act No. 103 Of 1977
[13] 240-52599753 Workplace space and furniture standard for commercial properties
[14] SANS 204:2011 Energy efficiency in buildings.
[15] SANS 10400-XA:2011 Energy usage in buildings.
[16] 240-103414344 - Summary of corporate identity manual
[17] Policy ESK PB AAQ 3 - Interior Specifications for Eskom

3. SCOPE OF WORK

The scope of work entails the full Refurbishment of the project to enable execution of the following high-level scope of work at the identified Office Building:

- Hazardous asbestos material, namely materials that are windowsills and ceiling are to be safely removed from site.
- Removal of these hazardous materials shall be done as per Health and Safety Act as listed above under References.

3.1 IDENTIFIED SUBSTATIONS

1. Minerva

3.2 DETAILED SCOPE FOR OFFICE BUILDING

Internal

1. Strip entire ceiling at Cafeteria and kitchen and conduct an inspection for the water seeping through the ceiling.
2. Refurbish internal walls and patch where necessary.
3. Repaint internal walls.
4. Remove and replace all internal damaged wall tiles and skirtings, colors to match existing.
5. Install shower doors on all showers as shown on drawing **MIN24P08-SE-50-01**
6. Remove damaged floor carpet tiles and replace with new, color to match existing.
7. Remove and replace all damaged and missing storage cupboard doors and kitchen cabinet doors. Remove existing damaged bathroom bench timber slats and replace with new, varnish all slats.
8. Remove any identified internal Asbestos windowsills.
9. Change existing exit doors to Fire doors as shown on drawing **MIN24P08-SE-50-01**
10. Demolish and remove existing fittings and fixture in existing Geyser storage room and construct new Disabled ablution as shown on drawing **MIN24P08-SE-50-01**

External

1. Conduct roof sheeting inspection for any damages.
2. Remove and replace damaged ceiling boards under roof eaves as shown on drawing **MIN24P08-SE-50-01**.
3. Construct new concrete ramps on both fire exits as shown on drawing **MIN24P08-SE-50-01**.
4. Construct new 1000m apron around building where there is no apron and recast existing identified damaged concrete aprons as shown drawing **MIN24P08-SE-50-01**.
5. Install new concrete pavers at driveway and building main entrance as shown on drawing **MIN24P08-SE-50-02**
6. Dismantle existing carport and install new carport as shown on drawing **MIN24P08-SE-50-02,** refer to carport detail on standard carport drawing **0.54/10119.**
7. Demolish existing Pagola as shown on drawing **MIN24P08-SE-50-02.**

3.3 REPLACEMENT MATERIALS & SPECIFICATION

Ceiling	6mm Thick rhino board fixed to existing brandering complete with H-profile jointing strips and 75mm polystyrene cornices, apply white acrylic sealer between cornice & ceiling & wall. Painting: Paint one coat primer and two coats of prominent paints satin silk sheen (white base) white cloud 0702-Y Ceiling insulation: 100mm thick aerolite (Think pink) or isotherm polyester ceiling insulation tightly fit between trusses. Where necessary add additional SAP branders at 400mm crs under truss tie-beam for support.
Windowsills	175mm Fibre cement windowsills to be painted with primer and prominent paints satin silk exterior acrylic. Colour – match roof sheeting. (Exterior) Colour – crisp white. (Interior)
Carpet	Existing damaged carpet tiles to be removed and replaced to match existing. Colour – Eskom Gold Screen, 20637c. (Interior)

4. DRAWINGS LIST

4.1 NEW BUILDINGS DRAWINGS

The following drawing is applicable to this enquiry, this structure is to replace existing carport on site:

DRAWING NUMBER	DOCUMENT NAME
0.54/10119	Minerva substation - Carport

4.2 REFURBISHMENT DRAWINGS

The following drawings are as-built drawings for Office building in the substation to be used for information only, Contractor shall confirm dimensions and quantities on site.

DRAWING NUMBER	SUBSTATION
MIN24P08-SE-E50-01	Minerva substation - Office building
MIN24P08-SE-E50-02	Minerva substation - Site Plan
MIN24P08-SE-E50-03	Minerva substation – Door & Window Schedule

4.3 LIGHTING INSTALLATION DRAWINGS

MIN24P08-SE-E51-00	Minerva substation - Office building lighting layout

5. AUTHORISATION

This document has been seen and accepted by:

Name	Designation
Bilal Hajee	Chief Engineer - Civil
Andile Maneli	Middle Manager - Civil

6. REVISIONS

Date	Rev.	Compiler	Remarks
26-03-2024	0	S. Gwala	First issue

7. DEVELOPMENT TEAM

Sifiso Gwala – Chief Draughtsperson Substation

8. ACKNOWLEDGEMENTS

None