TRANSNET
pipelines

TENDER NUMBER: TPL/2024/02/0006/57069/RFP

SCOPE OF WORK

Project Title:

FEASIBILITY STUDY - 202 HEAD OFFICE BUILDING

REVISION: 06

Final

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Abbreviations

TPL	Transnet Pipelines
TPT	Transnet Port Terminal
TP	Transnet Property
OD	Operating Division
CBD	Central Business District
SANS	South African National Standards
HQ	Headquarters
NDT	Non-Destructive Testing
LV	Low Voltage
DB	Distribution Box
KZN	KwaZulu-Natal
NOC	National Operating Centre
SHEQ	Safety, Health, Environment and Quality
PPE	Personal Protective Equipment
CCTV	Closed Circuit Television
IT	Information Technology
PDF	Portable Document Format
PA	Public Adress
mm	Millimetres
km	Kilometre

Definitions

Term	Definition
HQ Building	202 Anton Lembede Building - The head office building owned by Transnet Pipelines, housing Transnet Property, Transnet Port Terminal and Transnet Pipelines.
Corrective Maintenance	Is a type of maintenance activities that are performed after an infrastructure or equipment has encountered a failure or malfunction.
Preventative Maintenance	Is a type of maintenance which involves scheduled inspections, repairs, and replacements of equipment or infrastructure to prevent failures or breakdowns.
Switch Room A	Room housing medium-or low-voltage electrical distribution equipment
Switch Room B	Room housing medium-or low-voltage electrical distribution equipment
Switch Room C	Room housing medium-or low-voltage electrical distribution equipment
Switch Room D	Room housing medium-or low-voltage electrical distribution equipment
Contractor	An appointed organization hired to provide a specific service or complete a project on behalf of Transnet Pipelines.
Project Manager	A person responsible for planning, organising, and overseeing all aspects of a project from start to finish.

1. INTRODUCTION

Transnet Pipelines (TPL), the largest multi-Product pipeline operator in Southern Africa, maintains and operates a network of 3114 km of pipeline infrastructure across 5 provinces in South Africa. TPL plays a key role in the country's economy, with the core strategic objective of ensuring petroleum product security of supply for the inland market and gas security of supply for the KwaZulu-Natal market using environmentally responsible methods while ensuring optimal efficiencies.

TPL HQ is at 202 Anton Lembede in Durban. This building is owned by TPL and its currently being occupied by three Transnet Operating Divisions namely, Transnet Pipelines (TPL), Transnet Port Terminals (TPT) and Transnet Property (TP). It serves as a work centre primarily administrative work for corporate executives, human resources, legal, finance, information technology, engineering, procurement, SHEQ, business development, projects, strategy, and support services.

2. BACKGROUND

TPL owns and maintains the HQ building at 202 Anton Lembede Street in the Durban CBD. The building was built in 1959 and is currently being occupied by three divisions of Transnet, TPL, TPT and TP. This building is a 11-storey consisting of the basement, ground floor, office floors (first floor – ninth floor), mezzanine floor between ground floor and the first floor and roof top. The condition has deteriorated over the years due to building aging and use of corrective maintenance as opposed to preventative maintenance. The building has not been upgraded or refurbished in almost twenty years due to delays in the building upgrade project. However, refurbishment of the building has been done on certain floors to revitalise the condition of the offices to be in a modern state and to create more space for the employees. Although certain floors in the building were recently renovated, requirements of SANS 10400 were not fully complied with to enable TPL to apply for occupancy certification. Table 1 shows a summary of completed and upcoming projects for HQ building.

Table 1: Summary of completed and upcoming projects

REFURBISHMENT PROJECTS		
OD	Completed	Upcoming
TPL	• Lift upgrade • Sixth floor upgrade • Eighth floor upgrade • Domestic water reticulation • Garden Roof	• Seventh floor upgrade to open plan • Building upgrade - Window repairs, Painting of External Façade, Concrete Spalling repairs, Installation of Ground floor security gates, installation of bird nets, comprehensive waterproofing
TPT	• Ground floor refurbishment • Mezzanine structure extension between ground & first floor. • Second floor office upgrade (Entire second floor cellular offices converted to open floor plan offices) • Quarter of the third-floor office upgrade (offices converted to open floor plan offices) • Quarter pf fourth floor office upgrade (cellular office) • Portion of fifth floor office upgrade (open floor plan on one side of the floor) • Relocation of the Think Tank from fifth floor to nineth floor	• None
TP	• None	• First floor upgrade

3. PROBLEM STATEMENT

The HQ building is non-compliant in accordance with the National Building Regulations and Building Standards Act 103 of 1977 and SANS 10400. As a result, TPL remain accountable for all risks pertaining non-compliance for the HQ building. Moreover, the fire protection system does

not meet the minimum requirements as per SANS 10400. The non-compliance poses several potential risks and challenges, including:

3.1. Safety Hazards: The building may have compromised structural integrity or safety measures, which could lead to accidents, collapses, or other life-threatening situations for occupants and neighbouring properties.

3.2. Legal Consequences: TPL may face legal consequences for violating the Building Standards Act and SANS 10400 regulations. This could result in fines, penalties, and potential legal disputes.

3.3. Occupancy Limitations: Non-compliant building may have limitations on occupancy or strict restrictions, making it challenging for TPL to utilize the building to its full potential. It could also lead to difficulties in obtaining insurance coverage.

3.4. Negative Reputation: A non-compliant building can negatively impact the reputation of the organization. This may affect future business opportunities and stakeholder confidence.

3.5. Costly Remediation: Bringing the building up to code and ensuring compliance with the regulations could be a substantial financial burden. The necessary repairs, upgrades, and retrofits may require disruptive construction, leading to additional costs and logistical challenges.

4. PROJECT OBJECTIVES

The project objectives are to,

4.1. Determine the HQ building comprehensive compliance requirements (multi-disciplinary scope of work), compile a comprehensive compliance report with recommendations and a 50% accurate rough-order-magnitude cost estimates to address the recommendations.

4.2. Conduct condition assessment of the HQ building with all associated equipment's (all disciplines affected) and compile a building condition assessment report with recommendations and a 50% accurate rough-order-magnitude cost estimates to address the defects.

4.3. Conduct a building valuation for HQ building and compile a valuation report indicating the value of the building.

5. SCOPE OF WORK

Determine the compliance requirements as per National Building Regulations and Building Standards Act 103 of 1977 and SANS 10400 for the entire HQ building and conduct a condition assessment. Refer to the typical floor layout drawing PL 112897 in Annexure A. For both compliance and condition

assessment, compile a technical report with recommendations and a 50% accurate rough order magnitude cost estimates for addressing the recommendations.

5.1. Civil & Structural

The SOW should cover but not limited to the below stipulated SOW within the discipline section from item 5.1.1 to 5.1.7.

5.1.1. Basement:

- 5.1.1.1 Determine the structural integrity of the slab, wall, and columns.
- 5.1.1.2 Perform NDT on the slabs.
- 5.1.1.3 Assess roof leaks and determine the source.
- 5.1.1.4 Assess the current parking space including floor condition.
- 5.1.1.5 Check for corrosion on pipes and leakages.
- 5.1.1.6 Assess the condition of the staircases and handrails (including emergency route stairways).

5.1.2. Ground Floor:

- 5.1.2.1 Determine the structural integrity of the roof slab, walls, floor slabs, columns.
- 5.1.2.2 Perform NDT on the slabs.
- 5.1.2.3 Assess the current parking space including floor condition.
- 5.1.2.4 Assess the stormwater drainage and oil separator for car wash.
- 5.1.2.5 Assess wastewater and stormwater piping.
- 5.1.2.6 Assess the condition of the ablution facilities (piping, toilet fittings, walls, floors and ceilings and showers).
- 5.1.2.7 Assess wood borer in all timber joists for the ceiling and other fixed wooden frames.
- 5.1.2.8 Assess the condition of all timber joists for the ceiling and other fixed wooden frames.
- 5.1.2.9 Assess the condition of the staircases and handrails (including emergency route stairways).

5.1.3. Mezzanine floor area (between ground and first floor):

- 5.1.3.1 Assess the condition of the mezzanine structure including, floor area, walls, and ceiling.

5.1.3.2 Assess wood borer for all fixed wooden frames.

5.1.3.3 Assess the condition of the wooden frames.

5.1.3.4 Assess the condition of the main staircases and handrails.

5.1.3.5 Assess the floor and wall integrity of the GYM section.

5.1.3.6 Assess the condition of the ablution facilities (piping, toilet fittings, walls, floors and ceilings and showers where applicable) at the GYM Section.

5.1.4. First to Eighth Floor:

5.1.4.1 Assess the condition of the ablution facilities (piping, toilet fittings, walls, floors and ceilings and showers where applicable).

5.1.4.2 Perform NDT on the slabs.

5.1.4.3 Assess the condition of the decks on floor 2 and 7

5.1.4.4 Assess the condition of the kitchens (walls, floor, ceilings, fittings, and piping).

5.1.4.5 Assess water leaks and the sources.

5.1.4.6 Assess the condition of internal walls and dry wall partitioning.

5.1.4.7 Assess the condition of the floor slab and ceiling.

5.1.4.8 Assess the walls and floor slab of the garden area.

5.1.4.9 Assess the stormwater drainage at the garden area.

5.1.4.10 Assess the waterproofing on the eighth floor by the garden area.

5.1.4.11 Assess the walls and floor slab on the eighth floor adjacent to the garden area.

5.1.4.12 Assess the stormwater drainage on the eighth floor adjacent to the garden area.

5.1.4.13 Assess the waterproofing on the eighth floor adjacent to the garden area.

5.1.4.14 Assess water leaks at the garden area.

5.1.4.15 Assess wood borer for all fixed wooden frames and partitions.

5.1.4.16 Assess the condition of all wooden frames and partitions.

5.1.4.17 Assess the condition of the staircases and handrails (including emergency route stairways).

5.1.4.18 Assess parapets/ handrails condition and compliance at the garden area.

5.1.4.19 Assess structural integrity of smoking deck on 7th floor.

5.1.5. Nineth Floor:

5.1.5.1 Assess the condition of the ablution facilities (piping, toilet fittings, walls, floors, and ceilings).

5.1.5.2 Perform NDT on the roof slab.

5.1.5.3 Assess the condition of internal wall, ceilings, and floors.

5.1.5.4 Assess wood borer for all wooden members, including those upholding the ceiling and partitions.

5.1.5.5 Assess the condition of all wooden members, including those upholding the ceiling and partitions.

5.1.5.6 Assess the condition of the kitchens (walls, floor, ceilings, fittings, and piping).

5.1.5.7 Assess water leaks and the sources.

5.1.5.8 Assess the condition of internal walls and dry wall partitioning.

5.1.5.9 Assess the condition of the floor slab and ceiling.

5.1.5.10 Assess the stormwater drainage.

5.1.5.11 Assess parapets/ handrails, fixed ladders/ cat ladders condition and compliance at balcony area.

5.1.6. Tenth floor (Air conditioning system area)

5.1.6.1 Assess the condition of the floor slab.

5.1.6.2 Perform NDT on the slabs.

5.1.6.3 Assess the stormwater drainage.

5.1.6.4 Assess the waterproofing on the floor area.

5.1.6.5 Assess water leaks.

5.1.6.6 Assess the access doors.

5.1.6.7 Assess accessibility to this floor.

5.1.6.8 Assess parapets/ handrails, fixed ladders/ cat ladders condition and compliance.

5.1.7. Roof Top:

5.1.7.1 Assess the condition of the floor slab.

5.1.7.2 Perform NDT on the slabs.

5.1.7.3 Assess the stormwater drainage.

5.1.7.4 Assess the waterproofing on the floor area.

5.1.7.5 Assess water leaks.

5.1.7.6 Assess accessibility to this floor.

5.1.7.7 Assess parapets/ handrails, fixed ladders/ cat ladders condition and compliance.

5.2. Mechanical

The SOW should cover but not limited to the below stipulated SOW within the discipline section from item 5.2.1 to 5.2.3

5.2.1. Domestic water reticulation systems including tanks (entire building):

- 5.2.1.1 Check for leaks and plumbing compliance.
- 5.2.1.2 Inspect the top feed tank for compliance.
- 5.2.1.3 Inspect the basement tank for compliance.
- 5.2.1.4 Inspect the two booster pumps sets (Basement and roof) for compliance.
- 5.2.1.5 Assess pressure in the domestic water reticulation system.
- 5.2.1.6 Test and check fire water pipes adequacy and determine the sprinkler system requirements.
- 5.2.1.7 Assess the integrity of water tanks and associated fittings on the roof.

5.2.2. Elevators:

- 5.2.2.1 Conduct structural integrity assessment of the elevators shaft.
- 5.2.2.2 Establish the requirements for the re-pressurization of the lift area.
- 5.2.2.3 Investigate additional service lift/ fireman's lift in service lift shaft.

5.2.3. Air-Ventilation (entire building):

- 5.2.3.1 Check compliance of the central air conditioning system.
- 5.2.3.2 Check split unit for compliance.
- 5.2.3.3 Check natural ventilation for compliance.
- 5.2.3.4 Assess the condition of the two air cooled chillers.

5.3. Fire

The SOW should cover but not limited to the below stipulated SOW within the disciplines section from item 5.3.1

5.3.1. Fire safety assessment:

- 5.3.1.1 Assess the condition and sufficiency of the firefighting equipment for entire building.

5.3.1.2 Assess the condition of the current fire-line in the building.

5.3.1.3 Assess the current accessibility of the emergency route for the occupants including the person with disabilities (i.e., ventilation, stairs, lighting, handrail, etc).

5.3.1.4 Assess the rate of spread of fire and smoke.

5.3.1.5 Assess the accessibility and vacating route to the offices in case of emergency.

5.3.1.6 Identify already existing or hazardous conditions (Hazardous Classification).

5.3.1.7 Conduct a simulation to determine the current smoke spread and evacuation procedures.

5.3.1.8 Assess suitability of the designated smoking zone (ground floor and eight floor).

5.3.1.9 Assess and design the fire detection and suppression systems.

5.3.1.10 Assess emergency route adequacy in line with the number of occupants.

5.3.1.11 Determine the maximum number of occupants that can be accommodated in HQ building.

5.3.1.12 Assess the integrity of the current fire rated doors and panic bolts/locking mechanism on emergency exists and main lift foyers.

5.4. Electrical

The SOW should cover but not limited to the below stipulated SOW within the disciplines section from item 5.1.1 to 5.1.7.

5.4.1. LV Panels, LV Generator, Switch room panels and local DB's:

5.4.1.1 Assess the condition of the main 400V LV Panel in main sub.

5.4.1.2 Check the condition of the switch room A, B, C, D panels.

5.4.1.3 Assess the condition of the local DB's at the security boom gate, car wash, outside Neotel room on ground floor.

5.4.1.4 Assess the conditions to connect new 350 KVA LV generator to the main LV Panel in the substation.

5.4.1.5 Assess the condition of the HVAC system.

5.5. Building Value Estimation (Valuation)

5.5.1. Conduct a building valuation of the HQ Building to determine its current value. Indicate all method used and assumptions made. The following are to be considered but not limited to,

5.5.1.1 Location,
5.5.1.2 Comparative market analysis,
5.5.1.3 Building size and features,
5.5.1.4 Age of the building, etc.

6. GENERAL SCOPE DESCRIPTION

The study's objective is to determine the comprehensive compliance requirements (multi-disciplinary scope of work), conduct condition assessment with all associated equipment's for the HQ building and building valuation. The approach to execute the scope of work detailed should include but not limited to the following:

6.1. Compile a work plan with resource-loaded schedule that is aligned with the scope of work.
6.2. Compile a needs list of applicable data and information needed from TPL for the works.
6.3. Develop a communication plan.
6.4. Engage and present to the owner's team.
6.5. Compile a compliance and condition assessment draft reports to detail that would suffice for Owner's Team to make inputs and comments.
6.6. Compile final compliance and condition assessment reports with clear recommendations to detail that would firm up a business case(s) for addressing the compliance issues and defects in the building.
6.7. Compile a building valuation report.

7. STUDY DELIVERABLES AND FORMATS

All deliverables and intellectual property resulting from the services provided by the Consultant to Transnet Pipelines shall be fully owned by Transnet Pipelines after it has been reviewed, appraised and accepted.

The study deliverables are summarized as follows:

7.1. Determine the comprehensive compliance requirements (multi-disciplinary scope of work) for Transnet Pipelines Head Office Building. A comprehensive compliance report with recommendations and a 50% rough order magnitude cost estimates for addressing the

recommendations. The report to be presented to TPL owner's team for review, appraisal, and acceptance. The report must be in electronic copy with all supporting documentation.

7.2. Conduct Non-Destructive Tests (Ground Penetrating Radar - GPR or Ultrasonic Test - UT). The interpretation of the report should be incorporated in the Condition Assessment Report (item 7.3.)

7.3. Conduct condition assessment for all associated equipment's (all disciplines) within the building. Compile a Condition Assessment Report (Technical Report) with recommendations and a 50% rough order magnitude cost estimates for addressing recommendations. The report to be presented to TPL Owners Team for review, appraisal and acceptance. The report must be in electronic copy with all supporting documentation).

7.4. Conduct a building valuation and compile a Building Valuation Report. The Building Valuation Report to be presented to TPL Owners Team for review, appraisal and acceptance. The Building Valuation Report must be in electronic copy with all supporting documentation.

7.5. Compile a presentation summarising the Compliance, Condition Assessment and Building Valuation Report. The presentation should be in electronic copy.

7.6. Document formats:

- 7.6.1. A draft report (MS Word format) in electronic copy with all supporting documentation (PDF, MS Word, MS Excel, MS PowerPoint format) - Review and comments purposes.
- 7.6.2. A final Compliance and Condition Assessment Report in electronic (PDF format) with all supporting documentation.
- 7.6.3. A Building Valuation Report with supporting documentation (PDF format).
- 7.6.4. A presentation in electronic copy (MS Power Point format).

8. GENERAL REQUIREMENTS

8.1. Attending site briefing is compulsory.

8.2. Provision to work on weekends should be made for circumstances whereby access to certain equipment's could result to maximum disruptions to the Users of the building.

8.3. All works described in this specification represent works on existing facility that will be in operation during the Contract. The Contractor needs to ensure that all necessary prior planning and precautions are taken to ensure minimal disruption as well as maximum safety to the Users of the facility.

8.4. The Contractor shall supply adequate and competent labour, supervision, tools, equipment, services, PPE, and testing devices for all items necessary to complete the work. Transnet Pipelines reserves the right to terminate the Contract at any point if it is found that the Contractor's performance, supervision, tools, equipment, services, testing devices, and materials do not comply with specified requirements. The Contractors will only be allowed to claim for work completed to the specified acceptable standard.

8.5. All waste shall be disposed of in accordance with relevant local environmental regulations.

8.6. The Contractor is required to satisfy himself that all tools provided will comply with all specifications as included in the Tender Documents. Failure to meet specifications shall render the Contractor liable to rectify the problem at no cost to Transnet Pipelines

8.7. The successful Contractor is to note with regards to works on site, that responsibility for the protection of all existing equipment and services related to the SOW shall rest solely with the Contractor. The Contractor shall be required to bear all costs that may arise because of damage that may have been caused to equipment or services or that may arise because of his/her operation on the respective site.

8.8. The Contractor shall only utilize testing devices and measuring equipment that are certified where applicable and carry a valid calibration certificate as issued by an approved calibration authority.

8.9. If additional scope is requested by the Project Manager or any other authorised representative, the Contractor shall provide a written estimate for carrying out the works, and there shall be no additional fee charged for providing such estimates.

9. HEALTH AND SAFETY REQUIREMENTS

9.1. The Contractor should note that the SOW will be carried out while the building is in use by the TPL, TPT and TP occupants. Communication to access offices must be prior arranged with the Project Manager to minimise disruptions on the day-to-day operations. All TPL safety precautions must be always observed, including daily risk assessments for works to be carried out.

9.2. The service provider shall at all times comply with Safety, Health and Environmental requirements prescribed by the relevant legislation as well as the Transnet Contractor Management Procedure (TIMS-GRP-PROC-014) as they may apply to the scope of services.

9.3. The service provider shall comply with the provisions of Occupational Health and Safety Act, 85 of 1993 and relevant regulations as amended.

9.4. The service provider performs duties of the employer and is in every respect responsible for compliance with the provisions of the act.

9.5. The service provider will be responsible for the safety, health, and environmental rules that TPL may require to be implemented.

9.6. The service provider shall ensure that no employees or persons working on his/her behalf are allowed to enter any TPL site, unless that employee or person has undergone safety, health and environmental induction pertaining to the hazards prevalent to the site at the time of entry.

9.7. The service provider shall ensure that all employees working on site have valid medical certificates of fitness specific to the construction work to be performed and issued by an occupational health practitioner.

9.8. Before establishing or entering any Transnet site, the contractor shall submit a Safety, Health and Environmental Compliance file for review and approval by Transnet Pipelines. The submission requirements will be aligned to the scope of services of the contractor.

10. TECHNICAL STANDARDS & REGULATIONS

10.1. South Africa building regulation standards (SANS 10400)

- Part A: General Principle's and Requirements
- Part B: Structural Design
- Part C: Dimensions
- Part D: Public Safety
- Part J: floors
- Park K: Walls
- Part L: Roofs
- Part M: Stairways
- Part N: Glazing
- Part O: Lighting and Ventilation
- Part P: Drainage
- Part R: Stormwater Disposal

- Part S: facilities for Disabled Persons
- Part T: Fire protection
- Part V: Space Heating

- Part U: Refuse Disposal
- Part V: Space Heating
- Part W: Fire Installation
- Part X&XA: Energy Usage

10.2. Transnet Contractor Management Procedure (TIMS-GRP-PROC-014)

All other applicable Standards and Specifications that is not mentioned above should be applied during execution of project scope.

11. PHASE 2 SCOPE OF WORK

The following Scope of Work is an optional item and Transnet Pipelines reserves the right to exercise the scope of work following the review of the assessments reports. The Contractor should note that Transnet Pipelines will notify them either to proceed or not with the scope of work after the condition assessment, compliance assessment and building valuation has been concluded. However, rates for resources that will be required for this scope should be provided as part of this submission. If Transnet Pipelines decided to proceed with the scope of work, the Contractor will be requested to provide estimated hours per resource for each scope deliverable and rates shall not be amended and will remain fixed during the course of this Contract.

The scope of work to be carried out is as follows:

11.1. Compile scope of works (construction specifications) based on the comprehensive compliance report recommendations (item 7.1). This may include drawings and/or notes with sufficient details for the Quantity Surveyor to compute the bill of quantities (BOQ). The specification should have enough details for construction purposes. The scope of works to be presented to TPL owner's team for review, appraisal and acceptance. Scope of works must be in electronic copy with all supporting documentation.

11.2. Compile the priced BOQ, un-priced BOQ and estimated schedule (establishment to de-establishment) based on item 11.1 with enough details for the bidders to price.
The BOQ and schedule to be presented to TPL owner's Team for review, appraisal and acceptance. BOQ and Schedule must be in electronic copy with all supporting documentation.

11.3. Compile Scope of Works (construction specifications) based on the condition assessment report recommendations (item 7.3). This may include drawings and/or notes with sufficient details for the Quantity Surveyor to compute the bill of quantities (BOQ). The specification should have enough details for construction purposes. The Scope of Works to be presented to TPL Owners Team for review, appraisal and acceptance. The Scope of Works must be in electronic copy with all supporting documentation).

11.4. Compile the priced BOQ, un-priced BOQ and estimated Schedule (establishment to de-establishment) based on item 11.3 with enough details for the Bidders to price. The BOQ and Schedule to be presented to TPL Owners Team for appraisal. BOQ and Schedule must be in electronic copy with all supporting documentation.

11.5. Compute Design Drawings for fire detection and suppression systems and HVAC systems. Submit the Detailed Design Report. The Design Drawings and Detailed Design Report to be presented to TPL Owners Team for review, appraisal and acceptance. The Design Drawings and Detailed Design Report must be in electronic copy with all supporting documentation.

11.6. Determine the estimated value of the building, assuming the condition assessment scope of works (item 7.3.) and compliance scope of works (item 7.1) is addressed. Compile the Building Valuation Report. The Building Valuation Report to be presented to TPL Owners Team for review, appraisal and acceptance. The Building Valuation Report must be in electronic copy with all supporting documentation.

11.7. Document formats:

11.7.1. A scope of work for correcting the non-compliance issues (MS Word format).

11.7.2. Cost estimates for correcting the non-compliance issues – BOQ (MS Excel format).

11.7.3. A schedule for correcting non-compliance issues – (MS Project & PDF format).

11.7.4. A scope of work for correcting the condition defects (MS Word format).

11.7.5. Cost estimates for correcting the condition defects – BOQ (MS Excel format).

11.7.6. A schedule for correcting the condition defects – (MS Project & PDF format).

11.7.7. Design drawings and report (dwg. and PDF format).

11.7.8. A building valuation report with supporting documentation (PDF format).

Note: all General requirements, Health and Safety Requirements, Technical Standards and Regulations stipulated on section 8, 9 and 10 sections of this document shall apply. All works and intellectual property resulting from the services provided by the Consultant to the Client shall be owned by the Client.

12. ANNEXURE A

Document Number	Title
PL 112897	202 Head Office floor layout (Typical)