

	Scope of Works for Substation, Office Facility Repairs and Maintenance Contract	Scope of Works
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Title: **Eskom Gauteng Scope of Works for Substations, Office Facility Repairs and Maintenance contract**

Unique Identifier: **M&O-GAUTENG CLUSTER-2024/09/05**

Alternative Reference Number: **N/A**

Area of Applicability: **Maintenance & Operations**

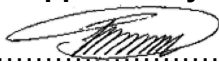

Documentation Type: **Report**
Revision: **1**

Total Pages: **24**

Next Review Date: **July 2026**

Disclosure Classification: **CONTROLLED DISCLOSURE**

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INTRODUCTION

This document relates the user requirements for the Provision of Substations, Office Facility Repairs and Maintenance contract for Gauteng Cluster.

1. SCOPE

1.1 PURPOSE

The purpose of the document is to record the user requirements for the Provision of Substation and Eskom Office Facility Repairs and Maintenance for Gauteng Cluster.

The scope of work includes:

- Execution of planned, unplanned, and emergency maintenance and repairs
- Provision of Services, Maintenance and repairs for plant and equipment as and when required
- Provision of on-site supervision for emergency works as and when required
- Provision of all consumables and materials for maintenance and repairs
- Labelling / Numbering of Substation Equipment.
- Repairing or replacing of Substation yard lights.
- Repairing or replacing of control room lights.
- Repairing or replacing of Electrical DB's in the building.
- Repairing of substation Control Room.
- Maintenance and repairing of substation and Eskom Office fences and gates
- Maintenance and repairing of Substation and Eskom Buildings
- Painting of Substation and Eskom Buildings.
- Trenching in substation yard as and when required
- Supplying of Trench Covers
- Concreating of Trenches
- Supplying of Dry Ice cleaning
- Repair or Replace Substation ventilation Fans
- Establish Runways

1.2 APPLICABILITY

This URS is applicable to the works related to the Provision of Substation and Eskom Office Facility Repairs and Maintenance for Gauteng Cluster.

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Eskom Substations and Office Facility Works

- Breaking down and removing brickwork, reinforced concrete including cutting off and removing reinforcement.
- Break out and make opening through brick wall for window and including necessary precast or concrete lintels, making good plaster or facings on one or both sides, into reveals.
- Taking out and removing doors, windows, including thresholds and sills from brickwork to remain (build up or altering openings elsewhere measured)
- Fixing of existing doors, windows, and accessories.
- Repair and replace ramps and steps to building
- Ground stabilisation to be done as and when required
- Paving – repairs and replacements
- Painting
- Tiling and glazing
- Carpentry, masonry, joinery, and ironmongery
- Plastering
- Ceiling
- Bricklaying
- Roof sealing and waterproofing
- Fixing of existing roof covering complete with ridge and hip capping, fittings, flashings (elsewhere measured)
- Clean existing roof covering using a high-pressure water cleaning system and steel brushes removing all loose paint, spawl and deleterious matter.
- Repairs to cracks in existing plaster
- Taking up and removing vinyl floor coverings, carpeting and suspended floor.
- Maintenance of drainage structures.
- Repairs to existing structural steelworks including various types of fencing
- Galvanising of existing steelworks
- Maintenance of existing roadworks and markings including cut, fill, compact, primer and tarmac on existing worn-out roads
- Repair, replace and clean kerbing and gutters

OTHERS

Other elements of construction work detailed in the scope that may be required shall be included in all requirements, on an as and when required basis

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NORMATIVE/INFORMATIVE REFERENCES

The following references are included:

1.3 NORMATIVE REFERENCES

- Not Applicable

1.4 INFORMATIVE REFERENCES

- M&O Standards
- Occupational Health and Safety Act 85 of 1993
- Manufacturer Operation and Maintenance Manuals
- National Building Regulations and Building Standards
- SANS 10400

DEFINITIONS AND ABBREVIATIONS

1.5 DEFINITIONS

1.5.1 Classifications:

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

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

1.5.1.3 **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.

1.5.1.4 **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.

1.5.1.5 **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.

1.5.2

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1.6 ABBREVIATIONS

Abbreviation	Description
Tx	Eskom Transmission
ERE	Eskom Real Estate
Dx	Eskom Distribution
URS	User Requirements Specification

2. ROLES AND RESPONSIBILITIES

Role	Description
End-user	Provide user specification requirements
Functional Manager	Support solution proposed
Zone Managers	Support solution proposed
SMS Manager	Co Support solution proposed
Snr M&O Manager	Authorise implementation of proposed solution

3. PROCESS FOR MONITORING

Document revisions will be marked in ascending numeric order. Final copy approved by Snr M&O Manager and to be stored accordingly.

4. RELATED/SUPPORTING DOCUMENTS

Not applicable

5. REQUIREMENTS

We require the major renovations to comply with the stipulated standards.

6. COST BENCHMARKING

To be confirmed by appointed QS

7. RECORDS

All records to be managed in compliance to the Eskom records management policy.

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8. AUTHORISATION

This document has been seen and accepted by:

Name	Designation
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9. DEVELOPMENT TEAM

Name	Designation
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10. ACKNOWLEDGEMENTS

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