

	Scope of Work-Security Systems Maintenance	Generation Komati power Station
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Compiled by

Functional Responsibility

Authorized by

PP



**KA Ramonyai
Officer Security Systems**



**D Mphuthi
Manager Safety**

**D Tjatjie
Manager Risk and
Assurance (Acting)**

Date: 26/11/2025

Date: 2025/11/26

Date: 2025/11/27

SCOPE COMPILATION REFERENCES				
SOURCE & Ref No.	Yes	No	N/A	Comments
Previous outage service reports				
Return to service data packages				
Maintenance Strategy with Rev number				
SAP defects (attach list as appendix)				
GHRMS (STEP) reports				
(Generation Heat Rate Management System)				
Online Condition Monitoring				
Pre-outage performance test results				
Post outage performance test results				
GPSS/ Plant Performance data on UCLF incurred				
OMS / IIRMS recommendations (Audits Reports)				
Risk controls (IRM system)				
Previous audits and reviews (e.g., ERAP)				
Engineering Change Requests (Projects)				
LOPP strategy reports				
URS				
Philosophy (Outage)				
Condition Monitoring Report				
VA/PHD Viewer trends				
Corrective Actions				
CARAB reports				
Statutory Requirements	X			
Grid code requirements				
Waivers and Exemptions				
Calibration requirements				
Previous Outage SOW variations				
Post Mortems Actions from previous outages				
Pre-Outage plant walks				
Risk based inspection (RBI) report				
Simulation, TOIs, OON, SI				

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SCOPE OF WORK

Executive Summary

The increasing threat to the safety and security of people, information and assets is impacting Eskom operations and its ability to deliver a world class service, and in turn, public confidence in Eskom. The safety of people and the integrity of information and assets is a key priority in Eskom.

An Integrated Access Control System is a combination of business processes, policies and technologies that will allow the organization to provide secure, scalable, and robust future-proof solutions that are able to flexibly be deployed as security requirements evolve. The Integrated Access Control System is aimed at improving and effectively managing physical access control and physical security at Eskom sites. The purpose of the integrated system is also to allow users the ability to achieve maximum benefit from each individual system whilst reducing the time, cost as well as risk that comes with operating and maintaining several individuals, stand-alone systems.

Access control is about

managing access rights of individuals, visitors into various sites and facilities. It is about granting and limiting permissions to Employees, visitors, contractors in and out of various areas, e.g., secure, and non-secure areas and how these must be managed. This includes lockdown of facilities, lockout of facilities, emergencies, etc.

An Integrated Access Control System is a solution that consists of hardware and software designed to control entry into selected areas and manage movement of people/vehicles within. The system must be agnostic to the choice of field equipment technologies as well as the type of data carriers/ credentials for system users.

The main components of an Integrated Access Control System are the system software, electromagnetic hardware, electronic hardware, and systems users.

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CONTROLLED DISCLOSURE

1. INTRODUCTION

Maintenance of the Security Surveillance and Monitoring system will be required by the Employer to ensure reliability and availability of the system. The availability of this system is the ratio of the expected value for uptime of the Security Surveillance and Monitoring system to the aggregated of the expected values of up and down time. It is crucial that the value of downtime is minimized, such that the availability of the Security Surveillance and Monitoring system is 95% or better.

The Contractor is required to do frequent and periodic maintenance on the system. The equipment may be checked, serviced, and adjusted as required for proper operation, three times monthly or as required on a fix on fail situation. The contractor shall maintain the system in good operating condition and make all repairs and adjustments to the equipment to function as intended.

2. SUPPORTING CLAUSES

2.1 Objectives

To set up a maintenance contract for the maintenance of the security system and CCTV Cameras for high reliability and availability, and to correct problems and defects that occurs on the system in the shortest possible time.

To provide maintenance services as well as consumables and spares as and when needed that meets the requirements of Komati Power Station.

To attend to breakdowns and repairs occurring on the system, to carry out upgrades and changes in software versions.

2.1.1 Purpose

Purpose of this document is to outline the scope of work for the maintenance of the existing Security Surveillance and Monitoring system at Komati Power Station.

2.1.2 Applicability

This document shall apply Komati Power Station.

2.1.3 Effective date

The document will be effective the date the Approver / Authoriser signs.

2.2 Normative/Informative References

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

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2.2.1 Normative

- [1] ISO 9001 Quality Management Systems
- [2] 443 Security Management Framework
- [3] PAB20569 – Security Control Room Operations
- [4] Safety, Health and Environment Policy, 32-94
- [5] Eskom Life Saving Rules 240-62196227

2.2.2 Informative

- [2] National Key Points Act 102 of 1980
- [3] MISS document
- [4] NKP directive
- [5] Private Security Industry Regulation Act 56 of 2001.
- [6] Criminal Procedure Act 51 of 1977
- [7] Protection of Personal Information Act 4 of 2013

2.3 Definitions

Access control system (ACS): The system used to primarily control access of personnel entering and leaving the secure areas on the power station. The secondary purpose of the system is to capture/log the time of entering and provide reports in various formats to assist with time management and control.

Server: A PC with the required software and networking programs and protocols where the master data base resides.

Controller: A hardware module that contains the intelligence to communicate with the server and obtain information from the data base to make decisions whether a person is allowed on site or not. This decision will then open a gate, boom, or turnstile.

Scanner: A hardware reader that scans a proximity card with the information of the carrier.

Proximity Card: A unique credit like card with a photo printed on it identifying the carrier of the card.
Overview of the Works

2.4 Abbreviations

Not Applicable

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2.5 Roles and Responsibilities

None

2.6 Process for Monitoring

- Security Systems Officer in conjunction with the Security Manager and the Contract manager will monitor adherence by the service provider daily. This will be done by conducting random checks and audits on registers and systems.
- Internal and external Audits will be conducted annually to ensure compliance to this procedure, corrective action shall be taken where deviations or non-adherence to the procedure is identified.

2.7 Related/Supporting Documents

Not applicable

3. SCOPE

3.1 General

The scope of work that will be carried out will include preventative maintenance to ensure performance of the Security Surveillance and Monitoring system as well as corrective maintenance requirements that may arise. It is therefore required that the system is operational all time (at least 95% operational) for the safety in the plant as well as the employees.

The *Works* consists of Periodic Maintenance required to be carried out on the system to ensure a high level of availability that will increase the system integrity.

This agreement shall be for a period of 36 Months from the contract commencement date. Intention to cancel the agreement by The *Contractor* or the *USER* shall be given notice in writing, of not less than 90 (ninety) days, prior to the expiry of any such period.

3.2 Corrective Maintenance

This service is a three (3) days per month maintenance agreement on surveillance and monitoring equipment.

The service provides for the repair and replacement of defective components or sub-assemblies and includes all travel, travel time and on-site time.

The equipment must be checked, serviced, and adjusted as required for proper operation, at monthly intervals or as required on a fix on fail situation or as determined by The Contractor in its discretion.

All maintenance charges shall be payable by the USER monthly 30 days after invoice is received without deduction.

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In the performance of its obligations under the Maintenance Agreement, and provided that the USER shall have complied with the operating instructions for the equipment as stipulated by The *Contractor*, The *Contractor* shall maintain the equipment in good operating condition and make all repairs and adjustments to the equipment to function as intended.

All defective parts replaced or repaired remain the property of The Employer.

Work performed in terms of this Agreement shall be done during normal working hours, which is defined to be the hours of 07H15 to 16H00.

3.3 Defects

Repair all defects logged in the defects register.

The following shall apply to the successful tenderer:

- Working time will be Eskom working time.
- A timesheet kept by Eskom will be signed by the technician and his assistant on every day of maintenance.
- Job cards to be handed and signed off by Eskom supervisor after every day of maintenance.
- No payment shall be processed in the absence of a job card.
- Hours worked will only be paid for if signed by an Eskom supervisor.
- Travelling must be included in the tendered price.
- The contractor must supply his people with PPE.
- No personnel is allowed to travel in the back on an LDV
- Life Saving rules shall be applied to personnel and contractors working on Eskom premises.

3.4 Preventative Maintenance

DVR (Digital Video Recorder)

- Check all DVRs monthly and ensure that they are online and recording.
- Check all DVRs monthly and ensure that there is enough free space on the DVRs for recording.
- Ensure the DVR cabinet is clean monthly.
- Check and set the time on various DVRs so that it is aligned to the access control system time monthly.
- Do general fault finding and repair or make recommendations.

3.5 PC based Master, slave, and Client PC

- Check and ensure that all PC's are online and recording.
- Check and ensure that there is enough free space on the HDD's for recording and is free of any faults.
- Ensure the PC cabinet is clean.
- Check and set the time on various Pc's so that it is aligned to the access control system time.
- Do general fault finding and repair or make recommendations.

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- Check that all cabling is correctly plugged in.
- Mouse keyboard and Screen is working.
- Ensure that all cameras are displaying in the Security control room client screens.

3.6 Cameras/Housing

- Focus, align cameras, and ensure camera lens is dust free on every day of maintenance when necessary.
- Cleaning of cameras on every day of maintenance.
- Ensure that all critical cameras remain and are displayed on the control room screens.
- Do general fault finding and repair or make recommendations.
- Check and ensure that the interior of camera enclosure is clean and dry on once monthly
- Check and ensure the pan tilt and zoom focus is operational for all PTZ cameras.
- Always ensure camera field of view is adjusted according to customer's requirements.

3.7 Monitors

Ensure all monitor's picture is free from distortion on every day of maintenance.

- Ensure proper contrast and brightness on all monitors.
- Do general fault finding and repair or make recommendations.
- Clean all monitor screens, control panels, and keyboards on every day of maintenance.

3.8 Alarm Systems

- Check and ensure that all alarm systems are functional and correctly received by the control room.
- Do general fault finding and repair or make recommendations.

3.9 Power/Cabling

- Do general fault finding and repair or make recommendations on every day of maintenance.
- All UPS and their batteries to be inspected on every day of maintenance.
- Check the cabling on the fence cameras to ensure they are secure and in good condition.
- Check all power connections and ensure AC plugs are not loose on every day of maintenance and ensure that all cables are properly dressed.

3.10 Maintenance service shall include:

- Breakdowns and repairs occurring during normal working hours.
- Upgrades and changes in software versions.
- The ensuring of backups and keeping such backups in a safe place.
- The ongoing training of staff in the correct operating procedures of the software and hardware
- Doing software maintenance such as creating new users and/or system layouts.
- Moving or removing of equipment or attachments thereto as may be required for maintenance.
- purposes.
- The servicing and replacing of parts as required during normal maintenance periods as a result of wear and tear or breakdown.

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- Cost for repairs to equipment or new parts will be for the Employers account.

3.11 Infrequent Maintenance

- The purpose of infrequent maintenance describes work that is not covered under normal routine maintenance. This type of maintenance will happen on call out bases or for the supply of consumables and will not form part of the fixed monthly charges, but will be invoiced for, based on a fixed rate per item.
- Call-outs, breakdowns and repairs occurring after normal working hours.
- A request for a callout during these hours must be placed an after-hours logging service, who will log the date and time of call and contact the standby support person,
- Changes or alterations in equipment location or operation may be requested by the *USER*.
- The *Contractor* shall supply consumables for the necessary running of the whole system as priced in the price schedule.
- Equipment damaged by lightning, directly or indirectly as assessed by The *Contractor* in its professional opinion.

3.12 Operating, Maintenance and Control Philosophies

- Equipment damaged by neglect or wilfully.
- Operator System upgrades on software
- Customization of Software reports.

3.13 Storage of Materials

- The *Contractor* ensures that during the period between arrival at site and doing maintenance, all materials and parts of the plants are suitably stored on site in such an approved manner as to prevent damage by weather, fire, manhandling, corrosion, theft, etc.
- The cost of providing the necessary protection, storing, handling, security, etc. is borne by the *Contractor* for the duration of the contract.

3.14 Spares and Vendor List

- The *Contractor* provides a complete list of spares required with their part numbers, quantities and prices to the *Employer*. The *Employer* approves the spares list. The spares listed on the *Employer* approved spares list are provided by the *Contractor* as part of the *Works and paid for by the employer*.
- The *Employer* carries sufficient spares as per the OEM's recommendation for the maintenance period.

3.15 Supports on System

All existing manuals and documentation are upgraded and/or replaced by the *Contractor* to represent the version of software and hardware as installed at all times.

The format, content, layout, and quality of all documentation is to be approved by the *Employer*. The *Contractor* provides the following documentation:

- Software license certificates where needed.

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- Hardware manuals.
- Software manuals.
- Specialised item manuals where appropriate.
- Recommended spares list.
- Training Schedule for protective service personnel
- The *Contractor* provides additional or amended pages, sufficient for all copies of manuals and drawing sets to ensure that they are complete with the details of modifications made up to the time when this agreement comes to term.

3.16 Training

All training is in the form of "on-the-job" training and will be of such a standard that the Employers personnel is trained to carry out total maintenance, fault finding and reconfiguring of the complete system by end of contract.

A training program must be signed off by the employer's representative to indicate that the training was satisfactory.

Results to be achieved.

The reliability, availability and maintainability of the system are of critical importance.

Availability

The *Contractor* guarantees that the whole system (both hardware and software) have availability equal to, or better than, the availability calculated from the MTBF, MTTD and MTTR figures referred to below.

For the whole system, the *Employer* requires the following minimum requirements:

MTBF = 1'000 hours (\pm one failure in twelve months)

MTTD = 1 hour

MTTR = 24 hours (this includes for personnel call out, investigation time, repair time and return to service to full operational condition).

Should any component fail more than once in the specified MTBF period, the *Contractor* replaces such components or units, without cost to Eskom.

3.17 Performance

The *Contractor* guarantees that the system performs in line with the *Employer's* performance requirements.

3.18 Completion

At the time when this contract comes to term The Contractor demonstrates that the system operates as supplied at installation or better

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3.19 Tests and Quality Criteria

The *Contractor* develops a complete plan for testing, and quality checks to be performed every time maintenance is carried out on the system, which is approved by the *Employer*.

3.20 Representatives

The *Employer* reserves the right to appoint a representative or representatives from the Engineering and Maintenance Departments to inspect all parts during maintenance and to be present at any of the tests specified. Such witnessing of tests by the *Employer* does not relieve the *Contractor* of his contractual responsibilities.

Employer's requirements for the service

- The Service Provider must be registered with PSIRA.
- Personnel must also be registered with PSIRA.
- The Service Provider needs to comply with the Construction Regulation as set out in the NEC3 Contract.
- All personnel shall, while on duty, be in full, clearly identifiable uniform.

Additional Conditions

- **This contract, once accepted and signed will be valid for 36 months**
- **The contract will not be paid if they fail to do maintenance as prescribed in the contract**
- Before the entire compliment will be allowed on Site at Komati Power Station, the service provider will be required to hand over certified copies of the following documentation to the Security Manager at Komati Power Station:
 - Security Screening certificate (Criminal Clearance Certificate)
 - School qualifications
 - Relevant qualifications related to the service.
- Contractor personnel shall, while on duty be in full clearly identifiable uniform
- Contractor personnel shall adhere to the rules and regulations of Komati Power Station
- Contractor personnel shall undergo safety induction training at Komati Power Station
- Contractor personnel must attend site orientation before commencement of their duties, as part of Eskom Safety Requirements
- Risk assessment must be conducted, discussed and documentation to be completed after discussions.
- Compliance to Eskom Health, Safety, Quality and Environment requirements.

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3.21 Mandatory Technical Evaluation Criteria

Mandatory Technical Evaluation Criteria: Security System Maintenance

The following minimum requirements shall be assessed as part of the desktop evaluation. Only suitable when technical evaluation score is above 80%.

EVALUATION	Allocated points	Points obtained
Mandatory Requirements: <ul style="list-style-type: none"> • Provide a valid PSIRA certificate for the company • Provide a valid PSIRA letter of a good standing • Certified copy of a Company registration certificate in the name of the company and company registration number. • Provide COID letter of good standing (not older than 12 months from date of issue) • Provide proof of UIF compliance certificate (not older than 12 months from the date of issue) • Provide proof of public liability insurance min R15m (letters of intent will not be accepted) 	Compulsory (ALL OR NOTHING) 25	
Valid Lease Agreement. Dates must be valid at the time of tendering. Alternatively proof of ownership of building in the company's name must be submitted. Up to date Municipality accounts for the building(s) to be submitted.	15	
Proof of references for similar services rendered: Two (2) Reference letters from clients (preferably Eskom) signed by the Manager	20	

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or any other senior official of similar standing in the company for which the service were provided, in the company's letter letterhead.		
Criminal check records as proof that the personnel have not been convicted of any criminal offense or proof that the process for criminal checks has commenced.	20	
Relevant qualifications and experience (CV) of the technician and assistant, including their ID copies. <input type="checkbox"/> Grade 12 <input type="checkbox"/> South African Identity <input type="checkbox"/> Psira registration <input type="checkbox"/> Technician Training Certificates Relevant detailed knowledge and experience	20	
Total score	100	

Special condition for bid

Eskom reserve the right to approach the authorities to verify the following for each bidder:

- Individual citizenship status
- Company status
- Criminal records
- Previous tender and track records
- Government employment status
- Company ownership status
- Qualifications of bidders and team member

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3.22 Bill of quantities/ Spares

Description	Unit	Years/Months	No. of Personnel	Qty - 3Years	Rate	Total amount - 3 Years
P&G's						
Safety File	Once Off					
Medical	Yearly	4	2			
PPE	Yearly	3	2			
Labour						
2 x Technician 26hrs /month = 312 Hrs per year @ 936hrs in 3 years	Hrs		2	936		
Travelling	Once Off					
Supply & Maintenance - As and when needed						
Software ,Licence for more users' multiple users, PC running on windows 2000 and HD 16 Channel NVR	Sum					
Sub-total						
Security System Spares						
Controllers CR391				9		
43-inch Cctv monitors				3		
65-inch Cctv monitor				1		
AI Camera Traps SEISSIGER-S378E				5		
Battery Backup units 220VAC 3.2 AMP Complete with 7ah Battery				4		
Fixed Dome Smart Hybrid Light IP67 Cameras				8		
Complete Wireless Links 5GHz 433Mbps				20		
Front End CR375				4		
Controller PSU				10		
Regulator 5V				20		
DTC150e Card Printer				1		
Ribbon DTC 1000/DTC1250e				50		
Ribbon DTC 1000/DTC1250e cleaning kit				10		
81759 PVC Cards 500 pack - Adhesive Back=R9 each				8		
100 Full HD Webcam Graphite camera				2		
50m roll - Traffic Inductive Loop Vehicle Detector Induction Coil Wire Cable				4		
Automatic Industrial Vehicle Barrier Boom Gate 4 meter				8		
Boom carriers Torgue Motor				5		

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10rpm						
PTZ cameras IP66				5		
Double-door access controllers				5		
CR375 with LCD & Prox reader, no keypad				5		
8MP 2.8mm Fixed Dome Network Camera				5		
Titan single full height turnstile 3 arm				1		
Value Series Face Access Terminal with 4.3-inch Touch Display DS-K1T341CMFW				5		
Maglock Indoor 300lbs 136Kg 12VDC				5		
electronic Door strikes 25MM A/C				10		
No Touch to Exit Button 12 VDC				12		
Push button 12VDC				12		
Light duty Door Closers 25-45 KG Hold Open				12		
Intercom 4But 1.3MP station				2		
16-ch 1U 16 POE AcuSense 4K NVR				2		
NVR-256Mbps Bit Rate Input Max(up to32-ch IP Video), 8 SATA Interface, up to 10TB per HDD, alarm IO 164(168optinal),2U				1		
Digital Surveillance hard drive - 10TB				6		
4 MP Fixed Turret Network Camera, High quality imaging				22		
9U Cabinet c/w Fan, Power				2		
23 HD LED Monitor				2		
HDMI Braided Cable 2.0 4K				20		
Smart managed, 24 PORT 10/100m RJ45 PoE Ports				5		
8 Port Gigabit Ethernet Ai Poe Switch With 2 Sfp Uplink (8 Port 10/100/1000)				12		
Network Ethernet Cable Cat6				100		
Digital Fibre Optical Patch Cable Single Mode with optical SC-SC connectors cable length, dust cap protection, for Ethernet/LAN/Data center use				100		
Tower Core i7-14700 16GB RAM 512GB SSD Win 11 Pro Desktop PC.				2		
Complete Brush Panel 1U 19				4		

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for IT , systems devices						
16 Channel Turbo HD DVR M1				2		
Panic Button with 1 Channel built in receiver 433Mhz dip switch type and remote				6		
Electronic Key Management Touch Pro S key cabinet accommodate up to 60 key sets				1		
R6550 X-Ray Baggage Scanner with multi-energy screening solution tunnel of 654mm wide x 505mm height.				2		
MD24 Walk-Through Metal Detectors				2		
DT SML Divestment Trays 340 (L) x 287 (W) x 120 (H) mm				5		
DT LRG Divestment Trays 507.5 (L) x 407.5 (W) x 122 (H) mm				5		
Sub-total						
TOTAL AMOUNT IN 3YEARS						

3.23 PPE Requirements

Service provider personnel at Komati Power Station must be provided with the relevant PPE by the service provider. This must be guided by the service provider risk assessment and approved by the Eskom Safety department.

3.24 Vehicle

The service provider must have one (1) vehicle (service van) for traveling and carrying of equipment with the following features.

- Factory fitted antilock braking system.
- Factory fitted driver and passenger airbag.
- Factory fitted power steering and immobiliser.
- Two emergency warning triangles
- Factory fitted air conditioner.
- Factory fitted seatbelt reminder.

3.25 Contingency Plan

The service provider must have contingency plans in place for the following.

- Own strike/labour unrest amongst own staff

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- Shortage of manpower due to e.g. absenteeism, sick leave and annual leave
- Equipment failure.

3.26 The working times.

- This service will be provided three times monthly on days agreed upon by the service provider and Eskom from 07:15 to 16:00.
- The service provider personnel will be expected to do a pre-job/daily risk assessment and safety talks before commencement of duties.

3.27 Safety Requirements

- All vehicles utilised at Komati Power Station must be fitted with SABS approved seatbelts.
- All personnel should receive a safety induction before they can commence with their duties at Komati Power Station.

Safety recommendations following an incident shall be implemented by the service provider to prevent further reoccurrences at Komati Power Station

3.28 Non-Performance

Schedule of Deficiency and Penalties

NO.	DEFICIENCY	PENALTY
1.	Service provider failing to arrive on site for maintenance as per the schedule	One day cost deduction
2.	Personnel intoxicated or under the influence of liquor or drugs	Permanent removal of personnel from site
3.	Refusal by service provider personnel to comply with a lawful instruction	Permanent removal of personnel from site
4.	Negligence by service provider personnel in the performance of their duties	Permanent removal of personnel from site
5.	Service provider late for duty	One day cost deduction

EMPLOYER'S SERVICE INFORMATION

DESCRIPTION OF THE SERVICE

EXECUTIVE OVERVIEW

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The works is for the maintenance of the security surveillance and monitoring system at Komati Power Station for 36 months.

The service manager is to evaluate and monitor all the services to ensure that quality service is provided all the time.

3.29 Employer's requirements for the Service

The contractor to comply with Eskom statutory requirements and lifesaving rules.

The contractor to comply with Eskom Safety Health & Environmental specifications.

The contractor is to provide PPE to employees.

The contractor to comply with all environmental legislations that govern the power station activities: National Environmental Waste Act 59 of 2008 and National Water Act 36 of 1990.

3.30 Quality Requirements

The Supplier to submit requirements based on Category 4 Quality Requirements (attached).

Submit and sign Form A (Tender & Contract Quality Requirements for QM58 & Quality Requirements for ISO 9001 Standard) attached to agree to adhere to all Eskom holdings Quality requirements including being sampled for Audits as and where required.

The Supplier to submit a Contract Quality Plan or short method statement based on the scope of work.

Information for defined roles, responsibilities, and authorities (Company organogram or Procedure describing roles and responsibilities).

Quality Objectives and Quality Policy.

The supplier to also demonstrate how they handle Customer complaints (non-Conformity handling Procedure).

The Supplier will also be expected to comply with Komati Power Station's Non-Conformity handling procedure 235-403.

4. ACCEPTANCE

This document has been seen and accepted by:

Name	Designation
Khomotjo Ramonyai	Officer Security Systems
Sello Makgala	Officer Security Investigations
Gilbert Mkhonza	Officer Security Operations
Dennis Tjatjie	Manager Security
Daniel Mphuthi	Manager Safety Risk

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5. REVISIONS

Date	Rev.	Compiler	Remarks
November 2025	0	K Ramonyai	First issue.

6. DEVELOPMENT TEAM

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

- Khomotjo Ramonyai
- Dennis Tjatjie

7. ACKNOWLEDGEMENTS

N/A

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