

	<b>Technical Specification</b>	<b>Eskom Real Estate</b>
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## **1. INTRODUCTION**

On the 4<sup>th</sup> of August an inspection of the Vryburg roof was conducted for the local roof collapse, based on the findings the following scope was developed to replacement the roof and impacted ceiling services, address concerns regarding excessive vibrations which were identified in previous inspection and address minor refurbishments.

## **2. SUPPORTING CLAUSES**

### **2.1 SCOPE**

This document covers the minimum technical specification for the scope of the *works*. This document is to be inserted into the relevant NEC Works Information.

#### **2.1.1 Purpose**

The purpose of this document is to outline the minimum technical specifications for the *works*. This document provides the Engineering input to be included in a Contract document based on the NEC conditions of contract.

#### **2.1.2 Applicability**

This document applies to the Vryburg Roof Replacement and building refurbishment Project.

### **2.2 NORMATIVE/INFORMATIVE REFERENCES**

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

#### **2.2.1 Normative**

- [1] ISO 9001 Quality Management Systems.
- [2] Construction Regulations, 2014
- [3] 32-727 - Eskom Safety, Health, Environment and Quality (SHEQ) Policy
- [4] Occupational Health and Safety Act No. 95 of 1993,
- [5] SANS 9001, Quality systems
- [6] SANS 10400, The Application of the National Building Regulations

#### **2.2.2 Informative**

- [7] 240-53113685, Design Review Procedure

#### **2.2.3 Disclosure Classification**

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

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#### **2.2.4 Definitions**

Definition	Description

#### **2.3 ABBREVIATIONS**

Abbreviation	Description
ECM	Engineering Change Management
ECSA	Engineering Council of South Africa
ERE	Eskom Real Estate
est.	Estimate
LDC	Leadership Development Centre
MDR	Multi-disciplinary Review
NEC	New Engineering Contract
OEM	Original Equipment Manufacturer
RAC	Registered Asbestos Contractor
SABS	South African Bureau of Standards
SANS	South African National Standards
VMS	Video Management System

#### **2.4 ROLES AND RESPONSIBILITIES**

Roles and responsibilities shall be as per *The Employer's* design review procedure 240-53113685.

##### **Contracts Manager:**

The contracts manager is responsible to incorporate this Technical Specification into a contract based on the NEC conditions of contract.

##### **Architectural Practitioner:**

The Architectural Practitioners are responsible to review the completed contract to ensure that this Technical Specification has been incorporated correctly.

##### **Project Manager:**

The project manager is responsible for facilitating and ensuring continuous coordination and management of the requirements during the design development, execution phase and closing out of the project.

##### **Facilities Manager:**

The facilities manager is responsible for ensuring continuous sustainable performance of facilities. During construction phase he/she ensures that there are smooth interactions with tenants and stakeholders where required.

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**Contractor:**

The contractor's responsibility is to build the project according to the contract documentation within the required cost and time budgets and the specified standards.

*The Contractor* will play the role of the design authority ensuring the following:

- The design satisfies the design requirements.
- All relevant Eskom design standards, procedures and guidelines have been adhered to.
- The design is suitable and correct calculations, philosophy, functionality, etc. have been applied.
- The design is integrated by identifying all interfaces with other packages/plant systems/assets and ensuring that these interfaces are catered for.

**Eskom Engineering**

Eskom Engineering will play the role of architect engineer and ensure that:

- The design satisfies the stakeholder requirements (i.e., validation of design deliverables against stakeholder requirements);
- The design is integrated by identifying all interfaces with other packages/plant systems/assets and ensuring that these interfaces are catered for;
- Foreseen technical risks are identified and addressed/challenged with the Design Authority
- General technical oversight is provided over the design.

**2.5 PROCESS FOR MONITORING**

The design aspects will be monitored by conducting end of phase design reviews as described in the Eskom design review procedure [7]

**2.6 RELATED/SUPPORTING DOCUMENTS**

None.

**3. ENGINEERING AND THE *CONTRACTOR'S* DESIGN**

**3.1 DESCRIPTION OF THE *WORKS***

**3.1.1 Executive overview**

This project entails the following.

- Assessment of the entire Roof assembly which is inclusive of rainwater goods and to ensure compliance with SANS
- Replacement of southern end roof assembly which is inclusive of rainwater goods as well as any defect to a SANS approved roofing system with future PV support
- Ensuring that roof assembly complies with SANS10400-XA
- Replacement of defective small power and lighting components, occupancy sensor's and smoke detectors for the entire building to ensure COC is issued.

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- Ensure cable management is provided for in roof for all devices on roof
- Replacement of ceiling for the southern end
- Investigate and dampen excessive vibrations resulting from heavy vehicle traffic loads from the road adjacent to the building
- Provide drawings and details showing existing and updated changes
- Provide the documentation to allow for successful application to obtain the necessary occupancy certificate for the building

### **3.1.2 Employer's objectives and purpose of the *works***

The works are required to ensure the building is safe for occupancy.

### **3.1.3 Interpretation and terminology**

The following abbreviations are used in this Works Information:

<b>Abbreviation</b>	<b>Meaning given to the abbreviation</b>
AFC	Approved for construction
OBL	Outside battery limits

### **3.1.4 Existing System**

The building is a rigid brick structure with wooden trusses and a central atrium.

## **3.2 MANAGEMENT AND START UP.**

### **3.2.1 Documentation control**

All documents supplied by the *Contractor* are subject to Eskom's acceptance. The language of all documentation is English.

The *Contractor* includes the *Employer's* drawing number in the drawing title block. This requirement only applies to design drawings developed by the *Contractor* and *Subcontractors*.

Drawing numbers are assigned by the *Employer* as drawings are developed.

All review documentation is submitted with transmittals. Any review information submitted without transmittals are considered rejected automatically.

The *Contractor* compiles a Master Document List (MDL) which contains a list of all documents issued for review, document number, document title, transmittal number, date of submission, overall document review status. The MDL is a live document, the contractor issues an updated MDL within the progress report to the *Project Manager*

## **3.3 ENGINEERING AND THE CONTRACTOR'S DESIGN**

### **3.3.1 Employer's design**

The works entails the replacement of the roof and building refurbishment. Which entails the following, including the additional scope within the contractor's design (Section 3.3.2):

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- Assessment of the entire Roof assembly, which is inclusive of rainwater goods and associated infrastructure, to ensure compliance with SANS
- Replacement of southern end roof system as well as any defect to a SANS approved roofing system with future PV support and Assessment of the entire Roof System to ensure compliance with SANS
  - Removal of the damaged portion of the roof and replaced with a SANS approved roof solution
  - Provide a detailed assessment of the undamaged roof
  - Provide a roof certificated for the entire roof
  - Ensuring that roof assembly complies with SANS10400-XA
  - Replacement of ceiling for the southern
- Replacement of the services impacted by the roof replacement and provide an appropriate CoC
- Provide the documentation required for the occupancy certificate for the building

### **3.3.2 Parts of the *works* which the *Contractor* is to design**

#### **3.3.2.1 Architectural Scope**

The architectural scope is an extension of the overview as per *Employer's* Design. The *Contractor* shall conduct and appointing a competent person to assess damages and provide repair methodology together with the necessary documentation to apply to the respective Local Authority for approval before any work commences.

- Provide detail roof design and layout drawing showing all structural members and components, fasteners, roofing, underlay, sisalation, insulation and bracing, suspension kits, ceilings and its cornices, a lighting layout together with the building management sensors and cable management trays and their fixing.
- The design to ensure material selection criteria is according to performance and efficiency that will meet the requirements to reach SANSXA for roof assembly as well as efficient lighting components and additional spare parts like drivers to be made available and no end of life/model/series components to be provided for. The material selection, drawings, specifications shall be accompanied by samples of said designed for material for approval.
- The design and drawings to be reflective of the exact materials and products used with supporting data sheets. The material selection to have confidence in SANS and its occupancy class and design. The overall design and final design solution to consider all materials and ensure that no adverse reactions are possible and to be the same information as the submitted documentation used to seek approval from the Local Authority.
- The design solution shall consider the existing fabric and shall not negatively affect the building.
- 
- Retain Existing Roof Tiles - Replace only damaged roof tiles, seal the whole roof for leaks, repair underlay and battens where required.
- Full roof painting is required, including: Roof tiles, Gutters, Fascias.

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- Gutters & Rainwater Goods: Remove and replace all existing gutters, install new gutters and ensure proper fall and discharge to existing stormwater systems
- Confirmation with the engineers or stakeholders if there is any asbestos detected. Inspection and assessment to be performed and submitted to the Project Manager.
- With respect to ceiling works the following is applicable to Tile Replacement:
  - Retain existing grid on the unaffected area.
  - Replace only damaged or stained tiles.
  - For the affected area remove the existing grid and install the new grid and ceiling tiles.
- Internal Painting Works is applicable to the following:
  - All internal walls excluding office walls.
  - Roof, gutters, and fascias (if roof is retained).
  - Internal handrails and balustrades.
- Regarding floor finishes, remove all existing carpet and supply and install new carpet tiles throughout
- If for whatever reason conduiting needs to be done, the contractor shall ensure no surface conduits are seen, routes ought to be detailed and accounted for
- During the *works*, existing floor's, walls and other possible areas to be protected and adequate roof covering to be provided for and to ensure no further damage due to ingress during construction occurs
- Provide for touch-ups as needed, with plaster work repair/refill and paint work
- After the *works* all walls, floors, external façade, building apron to be clean the necessary care during construction to be followed to minimize cleaning that could cause adverse effects on existing property but as well as neighbouring property, sidewalk and public roads.
- The *Contractor* to ensure evidence is provided by means of photographs of any issues that arises and any supporting evidence for before and after comparisons aiding in hold accountable persons for any damage.
- Clear hold points to be adhered to and all unforeseen circumstances and discrepancies to be raised and approved before the next step.
- All snags to run consecutively as construction progress to minimize risk and liabilities on the project quality and final hand over

### **3.3.2.2 Structural Scope**

The *Contractor* assesses the roof trusses and replaces all damaged trusses at the southern end of the building.

The *Contractor* ensures all works are approved by a Professional Engineer/Technologist.

### **3.3.2.3 Electrical Scope**

- Illumination survey

The Contractor shall conduct, appointing a competent person, a post illumination survey according to SANS 10114 part 1 and 2 - Interior lighting - Artificial lighting of interiors and Emergency lighting. The minimum Illuminance levels measured in each respective area shall

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be presented in a tabulated format for the Eskom Vryburg Main Building (17 Market Street) property.

The Contractor to perform this survey as per the mentioned stipulated standards, compile a comprehensive illumination survey formal report as part of work execution and submit it to the Employer.

- Electrical Lighting (based on the results of the survey):  
Upgrade and replace:

- All light fittings throughout the entire building.

Include:

- Energy-efficient LED fittings.
- Testing and commissioning.

- Electrical cables

- Tests

To assess the structural collapse impact on the electrical infrastructure, the contractor shall carryout insulation resistance and continuity tests on all building's associated power cables.

Conductor resistance/continuity test shall be performed and the result measured is to be compared against resistance value stipulated in the cable datasheet and it shall be ensured that the measured resistance value is well within the tolerance values provided.

Tests shall be in accordance with SANS 10142-1, 97, 1507, 1574, 1339, 10198-13 and other relevant standards.

The insulation resistance of each core to sheath or conduit and between cores of all cables shall be measured and recorded after the cable has been confirmed dead. Core to sheath or conduit implies phase to earth and core to core connotes phase to phase. For each cable termination, the person performing the testing activity shall ensure printing out their full name, indicate the test date and time, signing and records the readings in the appropriate place provided. A pass criterion shall be as per SANS 5526 and Table 9 of SANS 1507-3 (2020). All these standards shall be adhered to.

Table z: Insulation Resistance test phase to earth

DC Test Voltage	Check Test Voltage	Phase-Earth ( $\Omega$ )	Cable location
500V	<input type="checkbox"/>		
1000V	<input type="checkbox"/>		
_____V	<input type="checkbox"/>		

Comments:

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Table a: showing Voltage Test results – Phase to neutral

Phase to neutral (V)	Phase to earth – B (V)	Neutral – earth (V)

Activity performed by

Name : \_\_\_\_\_

Signature and date : \_\_\_\_\_

The *Contractor* replaces the failed cables and replaces them using size specified below, moreover, the contractor shall submit test results to the *Employer*. The intention is to reuse current electrical components such as cabling, switches etc should it be found compliant.

o Sizes

The *Contractor* ascertains the cabling in the property complies to the following requirements:

The minimum size of copper wire for the lighting circuits shall be 2.5 mm<sup>2</sup>.

The minimum size of copper wire for the socket outlet circuits shall be 4.0 mm<sup>2</sup>.

Sizes of conductors not specified must be determined in accordance with the SANS 10142-1.

Cables for voltage drop compliance shall be prioritised. The maximum voltage drop of 5% shall be used from the distribution board to the further luminaires on the circuit.

The *Contractor* assesses sizes on all circuits and submits a report to the *Employer* prior proceeding to the next step of complying the property.

It is noteworthy that functional cabling shall be reused whereas damaged shall be replaced with the corresponding specification above.

• Conduit, saddles and power trunking

The *Contractor* shall install conduits, and saddles to contain the above ceiling power cables. Where required, power trunking shall also be used.

Install conduits for floating cabling, conduits shall comply with SANS 950.

The power trunking shall comply with SANS 61084-1.

Conduit in roof spaces shall be installed parallel or at right angles to the roof members and shall be secured at intervals not exceeding 1,5m by means of saddles screwed to the roof timbers.

All conduits shall be manufactured of mild steel with a minimum thickness of 1,2mm for plain-end conduit and 1,6mm in respect of screwed conduit and galvanised. All conduit and accessories used shall be galvanised to SANS 121.

Should power trunking, saddles and conduits be found non-compliant, the *Contractor* shall replace them as per the requirements set out in this specification and report latter.

• Earthing

The *Contractor* shall ensure that the electrical system is properly earthed, and conductive metallic parts bonded to SANS 10142-1.

• Certificate of compliance

Upon completion of the *Works*, full verification testing shall be carried out on the installation(s) and the Employer's representatives shall be invited to witness at the testing phase. At least 12

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types, according to the installation rules, of tests shall be performed and recorded on the recording sheets.

A certificate of compliance shall then be tendered to the *Employer's* representative prior or during commissioning for review and submitted for acceptance as part of the handover packages at the completion of the *Works*.

### **3.3.2.4 Fire Detection Scope**

Based on the building's size, it is classified as G1 on a building standard SANS 10200-T, which means it is an office building. Therefore, fire detection systems are not required. Only an evacuation signal, such as a manual call point located on the exit doors, is needed for emergencies. The manual call point can be installed with a buzzer to alert the occupants when there is an emergency.

### **3.3.2.5 Fire Escape Doors & Building Signage (Prohibition, Warning, Mandatory, and Emergency/Safe Condition)**

#### Fire Exit Door - Supply and install:

- Single fire exit door with Automatic hydraulic door closer.
- Install in accordance with SANS 1253 (Class , manufacturer specifications.
- single door, complete with all associated components, fittings, and finishes. The door must be of commercial-grade quality. The Contractor must get preapproval of the door of the employer before supply and installation.

#### Signage

- Remove and replace all old signage.
- Install new signage where required.
- Renovate the two existing external notice boards.

### **3.3.3 Procedure for submission and acceptance of *Contractor's* design**

All Documents are submitted to the *Project Manager* for review prior to implementation. All review documentation is submitted with transmittals. Any review information submitted without transmittals are considered rejected automatically.

At the end of each contracted design phase (e.g., Concept, Basic, detailed design phase), the *Contractor* provides an integrated design report which is reviewed at a Multi-Disciplinary Design Review (MDR) which will allow the project to move into the next design phase or allow for design freeze.

Construction may not begin prior to design freeze.

### **3.3.4 As-built drawings, operating manuals and maintenance schedules**

None are available

## **3.4 CONSTRUCTION**

The *Contractor* is required to:

- a) Submit a comprehensive method statement of the entire *works* to the *Project Manager* for acceptance prior to the start of the *works*

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- b) Submit a project specific safety file to the *Employer* for comments / acceptance.
- c) Prepare earthworks for craneage access and working rigging areas if required.
- d) Manage his activities on Site to ensure that no interference takes place between his work and that of others.
- e) Complete "Contract Activities Daily Reports".
- f) Liaise with the *Project Manager* regarding utilities and telephone facilities required for his Site establishment.
- g) Liaise with the *Project Manager* regarding the location of waste disposal sites and rubbish dumps,
- h) Maintain and promotes labour harmony on the Site and in the working environment.
- i) Immediately report any potential labour disharmony to the *Project Manager*.
- j) Not recruit or employ any personnel from the *Employer* and Others, without prior acceptance of the *Project Manager*.
- k) The *Contractor* submits a fully detailed Quality Control Plan (QCP) for acceptance within one week of the Contract Date.
- l) The *Contractor* submits a schedule of unpriced orders to be placed and this is updated regularly.
- m) The *Contractor* is responsible for defining the level of QA/QC (intervention Points) or inspection to be imposed on his *Subcontractors* and suppliers of material in the Quality Control Plans (QCPs). This level is based on the criticality of plant and materials, and is submitted to the *Employer* for acceptance.
- n) Product data sheets and product samples are submitted for review and acceptance by the *Project Manager* after contract award and prior to the commencement of work.
- o) All quality control documentation is submitted to the *Project Manager* within 7 days of Contract Date.

### **3.4.1 Completion, testing, commissioning and correction of Defects**

#### **3.4.1.1 Work to be done by the Completion Date**

#### **3.4.1.2 Commissioning**

As referred to in Section 3.3.2.3, upon completion of the *Works*, full verification testing shall be carried out on the installation(s) and the *Employer's* representatives shall be invited to witness at the testing phase. At least 12 types, according to the installation rules, of tests shall be performed and recorded on the recording sheets.

A certificate of compliance shall then be tendered to the *Employer's* representative prior or during commissioning for review and submitted for acceptance as part of the handover packages at the completion of the *Works*.

Provide all required **Certificates of Compliance (COCs)**, including but not limited to:

- Electrical COC.
- Structural sign-off (where applicable).
- Asbestos clearance certificate (if required).
- Plumbing COC (if impacted during works).

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### **3.5 PLANT AND MATERIALS STANDARDS AND WORKMANSHIP**

#### **3.5.1 Building works**

*Works* are in accordance with the current SANS regulations

#### **3.5.2 Civil engineering and structural works**

*Works* are in accordance with the current SANS regulations

#### **3.5.3 Handover Requirements**

Apart from any statutory data packages required, the *Contractor* also compiles a data package of the relevant drawings, test certificates etc. which he submits to the *Project Manager* for acceptance. These include, but are not limited to:

- Document List
- Instruction for Work/Purchase Order
- Approved ITP's, QCP's
- Method statements and specification adhered to
- Rigging studies (if applicable)
- Data sheets
- Risk assessments
- Approved Drawings
- Fabrication Drawings
- As-Built Drawings
- Material Certificates
- Approved NDT procedure
- NDT Reports / Results
- Certificate of Manufacture
- Inspection Reports
- Corrosion Protection Consumables Certificates
- Calibration Certificates
- Notifications
- Modifications
- Concessions
- TQ's, ER's and communication with Employer
- Non-conformance reports
- Internal Release Notes
- Transport notifications
- Additional
- Calculations for any temporary works that may be required for the safe execution of the works.

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- Concrete cube test results and reports
- Welding procedure specifications
- Welder qualifications
- Non-destructive weld test results
- Weld test certificates
- Steel grade certificates
- Concrete test results
- As-built data and drawings of the completed *works* upon handover. As-built drawings are submitted in PDF and native CAD formats (.DGN)
- Structural Certificate signed by the Professional Civil Engineer confirming that *works* have been constructed in accordance with the design.

The contents are presented in a hard cover file or files.

The data packages are prepared daily for all completed work.

Two hard copies and one soft copy of the Data Book are handed to the *Employer* for acceptance.

Data Books are submitted for review and acceptance before completion of the *works* to the *Employer*.

#### **3.5.4 Other [as required]**

### **3.6 LIST OF DRAWINGS**

#### **3.6.1 Documentation issued by the *Employer***

This is the list of documents issued by the *Employer* at or before the Contract Date and which apply to this contract.

Note: Some documents may contain both Works Information and Site Information.

Document number	Revision	Title

## **4. SPECIFICATIONS FOR THE *WORKS***

### **4.1 APPLICABLE NATIONAL STANDARDS**

The *Contractor* is required to adhere to the latest editions of, and the normative references within, the following SANS standards, codes of practice, regulations & standards:

Number	Title
SANS 10400 Suite	National Building Regulations

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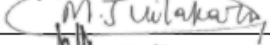

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## 4.2 ADDITIONAL REQUIREMENTS AND PREREQUISITES

N/A

## 5. AUTHORISATION

This document has been seen and accepted by:

Name & Surname	Designation	Signature
Emmanuel Koananane	Client Representative	
Mdu Vilakazi	Engineer – Electrical	
Nompilo Miya	Engineer – C&I	

## 6. REVISIONS

Date	Rev.	Compiler	Remarks
October 2025	1	BW Thomas	Final

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