

## **Facilities Management Services Technical Services for the Mthatha and Aliwal Zones**

### **Scope of Works**

To provide Facilities Management Technical Service, Repairs and Maintenance for all Eskom buildings in the Mthatha Zone and Aliwal Zone, EC.

The properties amongst other include commercial buildings, industrial buildings, Customer network centres (CNCs), Residential Properties, Warehouses and Walk in Centres.

The scope includes the provision of the following facilities management services: **Refer to detailed BOQ section for more information.**

**Alterations and building works** – excavations, trenching, compaction, subfloor drainage, concrete, formworks and re-enforcement to concrete works, brickwork, plastering, waterproofing of walls, floors, tiling floors and walls etc. Roof insulation, carpentry and joinery, repairs/replacing doors (all types), kitchen cupboards and worktops, shelving. Ceilings (removal and installations), cornices, partitioning/drywalling, removal and installation of new Flooring and Carpeting, replacement of aluminium windows and doors. Painting of roof, walls, paving of parking and maintenance (Weed killers).

**Electrical Maintenance** – cable trenches, sleeve piping, supply and fit hydro boils including wiring, switch fixed to walls. Heat detection/Infrared Tests, Earthing Leakage tests, supply and installation of light bulbs/fluorescent tubes. Repairs and replacement of plug points, wall sockets.

**Plumbing Maintenance** – unblocking of drains, toilets, maintenance of existing stormwater, sewer and rainwater goods (gutters, downpipes). Replace/supply Heavy duty water tanks.

**Lift Maintenance** – Examination, servicing, repairs and maintenance of all types of Lifts.

**Diesel Generator Maintenance** – servicing, repairs and maintenance. Battery tests, supply of diesel.

**Fire Prevention and Protection System Maintenance** – Servicing and maintenance of all Fire and Protection Systems. Repair/replace Fire hose reels, dry chemical powder for fire extinguishers, hydrant valves, pressure Gauge, Control valves, main stop valves etc. Check compliance in terms of labelling of sprinkler installation control valves, pump connection. Yearly Pump set flow Test and maintenance, Annual inspection and maintenance of storage tanks. Six monthly inspection, servicing and testing of Fire detection installation (alarm system, control board/panel description in the CCTV control room.

**Water and Wastewater Treatment Plant Maintenance** - Check plant power source has not been disconnected; Check effective physical effluent gravity delivery from septic tank i.e. no blockages; Check effective air supply - method per audio verification. Check all pumps and to de-sludge and clean the clogs including flushing the system. Water to be supplied by Eskom. Check all electrical connections.

**Air-conditioning Maintenance and Installations** – Minor and Major servicing, repairs and replacement of all aircon types/refrigeration units, domestic/package units and Cooling Towers. Repairs/replacement to all components.

The Contractor shall provide all labour, supervision, administration and management, equipment, tools, supplies and material required to perform the facilities management services specified herein.

The Facilities Management Technical Services Contract seeks to address Health, Safety and Environmental, building regulations compliance issues within the facilities.

Thando Poney

A handwritten signature in black ink, appearing to read 'Thando Poney', with a stylized flourish extending to the right.

Facilities Manager EC

17 April 2026