



SEDIBENG TVET COLLEGE
"GROW WITH THE FLOW"

SCOPE OF WORKS FOR THE CONSTRUCTION OF NEW SEDCOL CORPORATE OFFICE AT LORDS
SIGNATURE HOTEL FARMS WALDRIFT 599-IQ (RISI SMALL FARMS)

PREPARED BY: SRSQS QUANTITY SURVEYORS (PTY) LTD

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APPROVED BY: MR. MARITO MABUNDA

FOR:

SEDCOL – CORPORATE OFFICE

REPRESENTED BY: MS. THANDIWE MBHEM (PROJECT MANAGER)

05 MAY 2023

SIGNED BY: MR MARITO MABUNDA (PROJECT DIRECTOR)



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Company Reg: 2012/139758/07
Directors: Sandro Shikwambana; Marito Mabunda

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BACKGROUND AND PURPOSE

The Department of Higher Education and Training through Sedibeng TVET College initiated the construction of a new Corporate Office at Lords Signature Hotel Farms Waldfrift 599-IQ (Risi Small Farms). The reasons for this initiative was to provide sufficient offices for purpose of accommodating current and future expansion of SEDCOL staff members, and provide overall conducive working environment to deliver modern and quality education management.

SRSQS Quantity Surveying (Pty) Ltd was appointed by SEDCOL to carry-out an assessment and recommend a corporate office design which is in line with specifications of the Department of Higher Education and Training.

Based on the assessment carried out at the current SEDCOL head office and/or Central Office, SRSQS confirms that indeed there is a need for the construction of a new corporate office for purpose of compliance and good quality education management.

ASSESSMENT METHODOLOGY

As per the Terms of Reference of the appointment, SRSQS Quantity Surveyors (Pty) Ltd were to carry-out the feasibility study of the proposed construction of corporate office and determine the delivery method in order to enhance the quality, functionality and safety of the proposed corporate office.

FIELD INVESTIGATIONS

The field investigations focused on the complete construction of a new corporate office and issues of concern from the end-users were also highlighted and considered.

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Visual scope of works

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SCOPE OF WORKS

1. VISUAL SCOPE OF WORKS – PROPOSED WORKS APPROACH FOR CONSTRUCTION OF A NEW CORPORATE OFFICE FOR SEDCOL.

- Image showing proposed new corporate office that should be constructed as per the architectural designs and specifications.



Construct a new corporate office as per the designs and specifications.



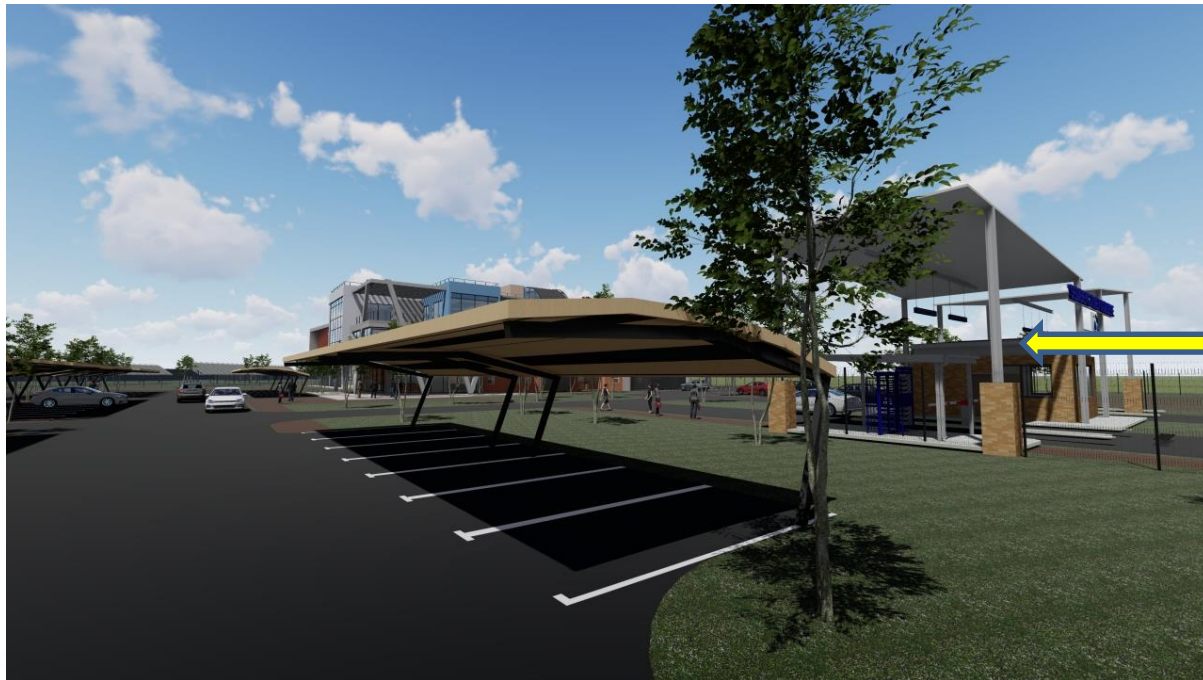
Construct a new corporate office as per the designs and specifications.

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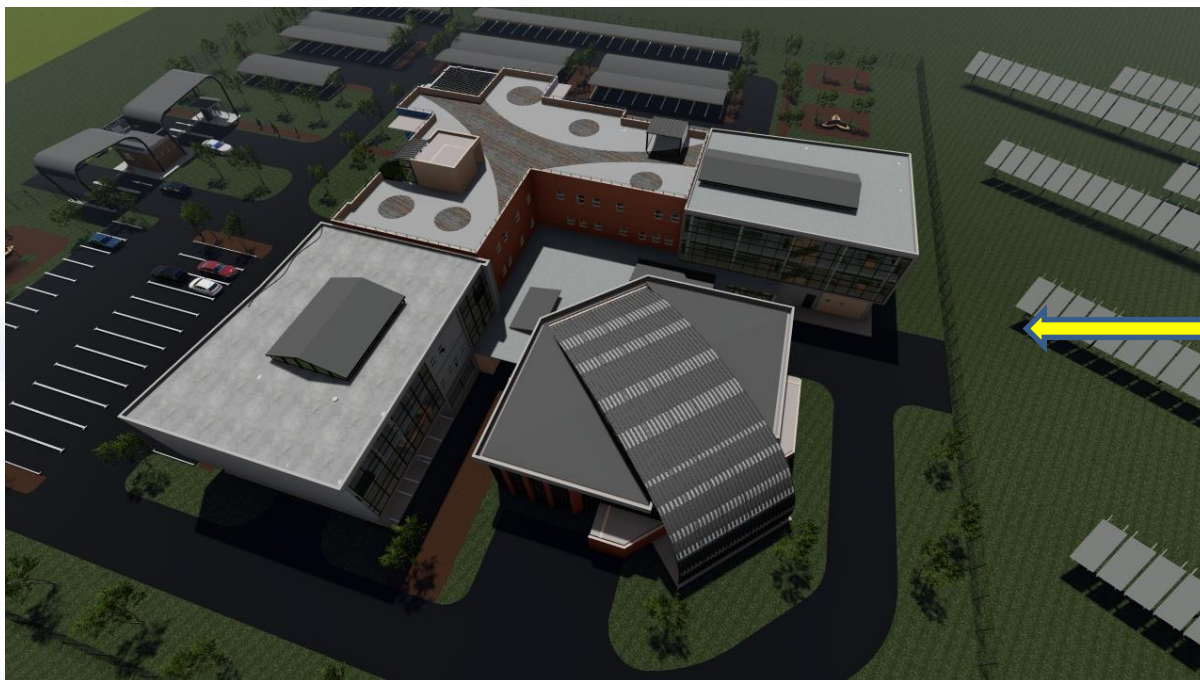
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Provisional scope of works

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SCOPE OF WORKS

1. GROUND FLOOR

- Construction of auditorium reception area as per the designs and specifications.
- Construction of serving area as per the designs and specifications.
- Construction of fire hydrant rooms as per the designs and specifications
- Construction of server room as per the designs and specifications
- Construction of Ten enclosed offices as per the designs and specifications.
- Construction of meeting room as per the designs and specifications.
- Construction of three Male, Female and Disability ablution facilities, with assisted bath
- Construction of two Elevator and/or platform lift as per the designs and specifications
- Construction of ground floor circulation area as per the designs and specifications
- Construction of two emergency fire escape area and/or staircases as per the designs and specifications
- Construction of a generator room as per the designs and specifications
- Construction of a service duct as per the designs and specifications
- Construction of sick patient area as per the designs and specifications
- Construction of switchboard area as per the designs and specifications
- Construction of reception foyer as per the designs and specifications
- Construction of HR file storage as per the designs and specifications
- Construction of two storage rooms as per the designs and specifications
- Construction of DB room as per the designs and specifications
- Construction of a kitchen as per the designs and specifications
- Construction of a serving area as per the designs and specifications
- Construction of drivers and/or messengers as per the designs and specifications
- Construction of cafeteria as per the designs and specifications
- Construction of staff health and wellness centre as per the designs and specifications
- Construct switchboard room as per designs and specifications.

2. FIRST FLOOR

- Construction of thirty one enclosed offices as per the designs and specifications.
- Construction of four meeting rooms as per the designs and specifications.
- Construction of two filling rooms as per the designs and specifications
- Construction of two emergency fire escape area and/or staircases as per the designs and specifications
- Construction of a 18 seater boardroom as per the designs and specifications
- Construction of a lounge with balcony as per the designs and specifications
- Construction of two kitchens as per the designs and specifications
- Construction of two Male, Female and Disability ablution facilities as per the designs and specifications
- Construction of records room in the LPO office as per the designs and specifications
- Construction of main boardroom and boardroom breakout area with two balconies as per the designs and specifications

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- Construction of first floor circulation area as per the designs and specifications
- Construction of print and copy room as per the designs and specifications
- Construction of fire hydrant rooms as per the designs and specifications

3. SECOND FLOOR

- Construction of thirty one enclosed offices, with balconies as per the designs and specifications.
- Construction of four meeting rooms as per the designs and specifications.
- Construction of two filling rooms (Fire proof) as per the designs and specifications
- Construction of elevator and/or platform lift as per the designs and specifications
- Construction of two emergency fire escape area and/or staircases as per the designs and specifications
- Construction of void spaces as per the designs and specifications
- Construction of a 20 seater boardroom as per the designs and specifications
- Construction of a lounge with balcony as per the designs and specifications
- Construction of two kitchens as per the designs and specifications
- Construction of two Male, Female and Disability ablution facilities as per the designs and specifications
- Construction of records room in the LPO office as per the designs and specifications
- Construction of boardroom and boardroom waiting area with balconies as per the designs
- Construction of second floor circulation area as per the designs and specifications
- Construction of print and copy room as per the designs and specifications
- Construct strong room as per designs and specifications

4. AUDITORIUM

- Construction of 300 seater double volume auditorium as per the designs and specifications.

5. PARKING BAYS (COVERED STAFF PARKING AND SHADED VISITORS PARKING)

- Construction of 107 covered staff parking and under cover parking for senior management parking as per the designs and specifications.
- Construction of 45 shaded visitors parking as per the architecture's designs and specifications

6. GUARD HOUSE

- Construction of a new guard house as per the designs and specifications

7. EXTERNAL WORKS

- Supply and installation of surveillance cameras as per the electrical designs and specifications
- Construction of yard paving, stormwater drainage system, Sewer reticulations, water reticulation and landscaping as per the engineers designs and specifications
- Construction of invisible fencing, including electrical fencing as per the designs and specifications
- Construction of bulk water services including storage tank as the design and specifications

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- Sanitary reticulation as per the designs and specifications
- Storm water drainage and management system as per the designs and specifications
- Construction of Wet Services as per the civil engineer's designs and specifications

8. SOLAR PLANT (CORPORATE OFFICE)

- a. Supply and installation of SRP-460-BMB-HV 460W PV Modules

9. SOLAR PLANT (EXISTING LORDS SIGNATURE HOTEL)

- a. Supply and installation of SRP-460-BMB-HV 460W PV Modules

10. BATTERY ROOM FOR SOLAR PLANT (CORPORATE OFFICE)

- a. Construction of a battery room as per the designs and specifications

11. BATTERY ROOM FOR SOLAR PLANT (EXISTING LORDS SIGNATURE HOTEL)

- a. Construction of a battery room as per the designs and specifications

END OF THE REPORT

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