



City of Johannesburg Organic Waste to Biomethane for Bus Fuel Plant

Annexure R: Management Offices Brief

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1 INTRODUCTION

The City of Johannesburg (COJ) Biomethane project aims to produce biomethane as bus fuel from clean organic waste produced by the Johannesburg Fresh Produce Market (JFPM) which is currently disposed of at Robinson Deep landfill. This landfill is operated by PIKITUP and is located on the property RE/81-IR Robinson Deep, Johannesburg Gauteng. The proposed project entails a processing plant built on a portion of this property.

The site has several buildings and structures that will be repurposed. The management will be located in the Management Offices. The old Driver Training Centre building has been selected to be repurposed for this.

This document sets out the current status of this building and the envisaged upgrades to this building and is to form an addendum to the RFP for *“Appointment of an EPC Contractor to carry out Engineering, Procurement and Construction of a 50 ton per day Biodigester Pilot Plant at Robinson Deep Landfill Site, Johannesburg and Operating and Maintaining it for a period of 3 years”* Issued by DBSA.



Figure 1: The front side of the old driver training building facing south, that will be converted into a management building for the biomethane plant.

1 LOCALITY

The site under investigation is located at the following coordinates, 26°13'47.38"S, 28° 2'31.57"E.



Figure 2: The site location and “x” marking the repurposed building for the management offices of the CoJ Biomethane project (to be located inside the project site boundary).

The building has a courtyard that is fenced off from the rest of the grounds. Once the new Project fence is erected, the internal walls may be removed to allow adequate vehicle reticulation and staff movement between buildings.

2 DIMENSIONS

Please refer to the draft dimensional drawing ED-002-ENG-DWG-DIM-006-SHEET 01 REV A 2021-09-20 MANAGEMENT OFFICE INTERNAL DIMENSIONS. Dimensions have been approximated to the nearest 1m.

This drawing shows the following rooms to be utilized (numbers refer to the layout in figure 3):

1. Entrance with receptionist desk
2. Infirmary
3. Large office room with open plan desks for up to 6
4. Kitchen
5. Male and female ablutions
6. Server room
7. The largest room is split into
 - a. A presentation room to seat minimum 20 people
 - b. A boardroom

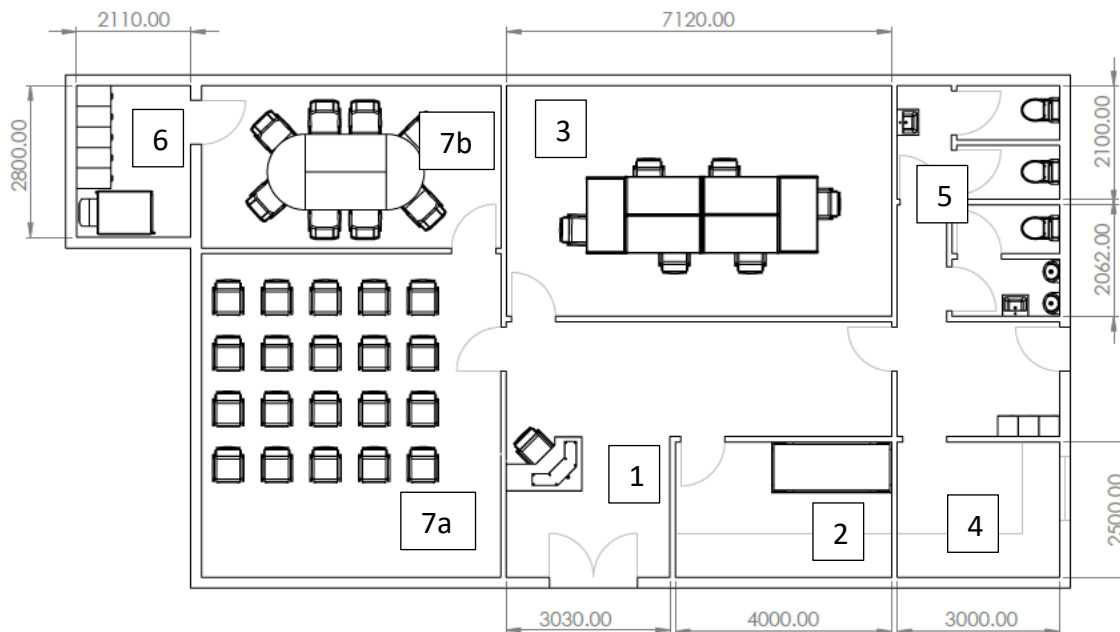


Figure 3: Rooms specified for this building.

3 POTABLE WATER

Potable water is available at this building, but leaks have been noticed at the water connection at the side of the building. It can be assumed that all hot and cold water systems and piping will need to be replaced.

Taps in the kitchen as well as a geyser will be required.

4 TOILETS AND SEWER

The sewer connection seems intact. Toilets (x3), urinals (x2) and washbasins (x2) to be replaced (including water connections and taps). Hand drying and sanitation to be supplied.

20 m² of tiling should be allowed for in the ablutions with white tiles.

5 ROOF

Roof sheeting seems intact, but gutters need replacement and cleaning to ensure that no leaves and debris that falls on the roof gets blown into the roof cavity above the ceiling.

Ceilings need to be replaced in the entire building.

6 WINDOWS AND DOORS

Allowance should be made for the replacement of all internal and external doors including locks.

Allowance for replacement of 3 x 1x 1m windows should be made. Actual window dimensions to be confirmed by contractor on site.

The small roller shutter door leading to the outside from the kitchen should be replaced.

7 ELECTRICAL FITTINGS AND LIGHTING

The electrical reticulation in the building has been gutted. It is safe to assume that new electrical infrastructure needs to be installed to all plug points, lights, switches and the connection to the new Distribution Board for the new facility.

Suitable lighting should be in place according to OSHA office working conditions and plug points in all rooms and offices as needed.

A security and alarm system should be installed in the building and linked up to the overall site security and CCTV system.

Three air conditioners should be allowed for the offices and boardroom.

A projector should be available in the boardroom.

8 FLOORS

All carpeted floors shall be retiled with industrial grade tiles for ease of cleaning. See pictures for existing tile type.

9 FITTINGS, FINISHING AND FURNISHINGS

The building will need fiber internet connectivity and wifi network connectivity throughout (to link with the main processing building, the weighbridge office, CNG filling points and the control room).

The contractor should allow for an outside washbasin, foot wash and cleaning area for staff returning from the plant.

The kitchen cupboards need to be replaced due to water damage.

The front security gate needs to be repaired.

The building needs to be painted white on the inside.

All windows should be fitted with blinds (except frosted windows).

The boardroom table should accommodate a minimum of 20 people. Table and chairs should be allowed for this.

Kitchen should be furnished with cutlery and crockery for 20 people. A coffee machine, 20L kettle, fridge, and microwave.

The facility should have two purified water coolers.

10 SITE PHOTOS



Figure 4: Main entrance hall way



Figure 5: Large room to be split into two. Currently carpeted, to be tiled.



Figure 6: Large room showing damaged carpets.



Figure 7: Main double door into main hallway.



Figure 8: Damaged ceiling in office room.



Figure 9: Office room. Carpet to be replaced with tiles.



Figure 10: Hallway to kitchen and ablutions. Exiting tiles evident.



Figure 11: Existing kitchen. The roller shutter door to the outside needs to be repaired.

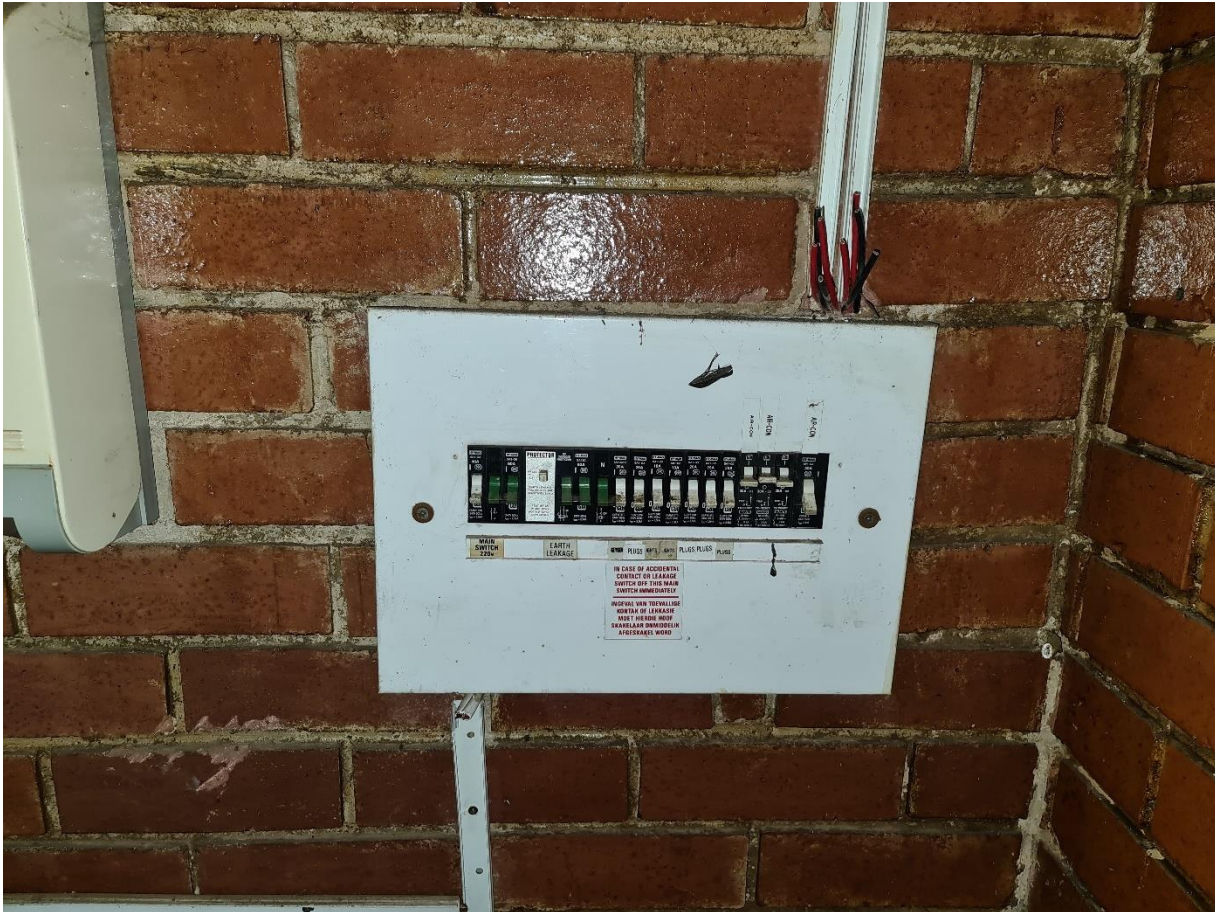


Figure 12: Existing distribution board. Electrical wiring to be redone.



Figure 13: Some water damage in kitchen cupboards may require replacement.



Figure 14: Small door to veranda area adjacent to building. In hallway next to kitchen.



Figure 15: Male urinal area.



Figure 16: Female ablutions.



Figure 17: Toilet in female bathroom.



Figure 18: Outside water supply pipe leak.



Figure 19: Hallway towards small back door.



Figure 20: Infirmary room. Carpets to be removed and tiles put in.



Figure 21: Some windows are tinted, and minimal broken glass is present. Burglar bars are on windows.

11 DOCUMENT CONTROL REGISTER

Rev. No	Nature of Revision	Date Approved	Prepared By:
R01	First Draft	2021-07-24	D. Boshoff

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