PROPER	TY ADMINISTRATION SERVICES SOW							
	PTION OF WORK			AINTENANCE CONTRA	CT FOR LIFT			
FUNCTION LOCATION			AT RMF AND SIX STORY BUILDING Rosherville					
REV: CONTACT PERSON:		0 STAND NO: Rosherville						
DATE:			ication					
Item	Description	Unit	Frequen cy	Rate	Amount			
	Contingency Health and safety compliance Environmental compliance	SUM	1,0 1,0 1,0					
	Description of the service							
	Executive overview							
	The Provision of Maintenance, Repairs, Upgrade and Supply of Spares on lifts for a period of 36 months commencing on/ and ending/							
	Employer's requirements for the service							
	Regular main, governor and compensating rope inspections will be made as to comply with statutory requirements and construction regulations.							
	All work to comply with all legal safety aspects.							
	The Contractor shall maintain the lifts as per manufacturer's specification, Eskom SHEQ standard and SANS 10360							
	All maintenance activities shall be recorded and monitored. These records will be available for inspection by the <i>Employer</i> in a Record Book, at any time. This record book must be updated by the <i>Contractor</i> and must be kept in the lift machine room, and must be made available at any time for scrutinizing.							
	The <i>Contractor</i> shall comply to Eskom's cardinal rules.							
	Penalties will apply for rework, prolonged stoppages and delayed delivery of spares.							
	QCP's shall be in place before any activity commences on the lifts.							
	The Contractor shall provide parts, tools and labour, to carry out all repairs.							
	Repairs will be carried out during the Contractor's normal working hours, unless an emergency stoppage has occurred or lifts is required for operation.							
	Note:							
	The technician must be qualified, Competent Person, and must have related experience to perform the duties as a technician.							
	Planned monthly maintenance will be carried out during normal working hours (07:00 – 16:30).							
	Maintenance includes the machine room, ropes, car and surrounding areas.							
	•		1	i	1			



m	Description	Unit	Frequen	Rate	Amount
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	SMALL PARTS REPLACEMENT				
	The Contractor will provide parts and labour to replace all lift's components.  The Employer reserves the right to supply any spare parts which may be required by the Contractor in the satisfactory execution of the required Works Information.				
	CALLOUTS - OVERTIME				
	The Contractor shall provide a callout service respond to any stoppage or malfunction of the equipment at any time after the Contractor's working hours, providing a 24 hours standby service, with a response time of within one (1) hour.				
	Callout service shall consist of emergency adjustments to restore an inoperative or faulty unit to safe and satisfactory service				
	In the case of any major breakdown, a repair plan of action must be submitted to the Employer within 12 hours.				
	Repair work to commence on the exact time agreed between the <i>Employer</i> and the <i>Contractor</i> on this plan of action. No additional cost and delays to the <i>Employer</i> for this service will be acceptable.				
	EQUIPMENT SURVEYS				
	The Contractor will provide a three monthly report on the status of the lifts.				
	MISUSE, ABUSE AND ACCIDENTAL DAMAGE				
	The Contractor will not be liable for any loss or damage to any equipment caused by misuse, abuse or accidental damage.				
	POSSESION, CONTROL OF EQUIPMENT				
	The Contractor will not assume possession or control of any part of the equipment all of which shall remain exclusively the property of the Employer.				
	LEGAL OBLIGATION				
	The Contractor will replace parts on an inspection which are discovered to be potentially dangerous to the safety of the public, if spares are unavailable the Contractor shall notify the Employer and ensure that the lift is off and tagged unsafe to use.				
	QUALITY				
	The Contractor guarantees to utilize the OEM approved parts, components and lubricants.				
	SPARE PARTS				
	The Contractor will keep regularly used spares (consignment stock) of the lift to ensure that downtime is kept to a minimum.				



Item	Description	Unit	Frequen	Rate	Amount
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	RECORD BOOK - MACHINE ROOM				
	The Contractor will provide on-site record of all activities carried out on the equipment. This record will be permanently displayed and kept in the machine room, all activities to be logged and signed for acceptance by the Employer and the Contractor.				
	SITE ESTABLISHMENT				
	There is no site establishment fee applicable to this Contract.				
	MAN POWER				
	The minimum crew on site to include a technician and an assistant.				
	CONTRACTOR TO NOTE AND COMPLY WITH THE FOLLOWING:				
	The <i>Employer</i> reserves the right to have any of the <i>Contractor's</i> personnel removed off site without a compensation to the <i>Contractor</i> in the event of the <i>Contractor's</i> personnel being in contravention with the OHS Act or any of the <i>Employer's</i> rules, regulations and procedures.  The <i>Employer</i> reserves the right to request				
	disciplinary/corrective action if, and when, required.				
	The Contractor will operate under the direction and instructions of the Employer				
	Interpretation and terminology				
	None.				
2	PRICING SCHEDULE				
	Maintain, Service, Upgrade Spares on lifts which includes the machine room, ropes, car and provide parts and labour to replace all lift's components where necessary.				
	Six story building				
	Six story building lift No1	No	48		
	Six story building lift No2	No	48		
	Six story building lift No3	No	48		
	RMF Building				
	RMF lift No1	No	48		
	RMF lift No2	No	48		
	Provissional sum				
	This item shall be included to cover the unforeseen circumstance such as supply, replacements and install new parts (lift components) as and when required	item	1	R 2 500 000,00	R 2 500 000,00
Sub Total	al mount Inc V.A.T				
	mount Carried to Tender				