

PROPERTY ADMINISTRATION SERVICES SOW

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

Item	Description	Unit	Frequency	Rate	Amount
	<p>SMALL PARTS REPLACEMENT</p> <p>The <i>Contractor</i> will provide parts and labour to replace all lift's components. The <i>Employer</i> reserves the right to supply any spare parts which may be required by the <i>Contractor</i> in the satisfactory execution of the required <i>Works Information</i>.</p> <p>CALLOUTS – OVERTIME</p> <p>The <i>Contractor</i> shall provide a callout service respond to any stoppage or malfunction of the equipment at any time after the <i>Contractor's</i> working hours, providing a 24 hours standby service, with a response time of within one (1) hour.</p> <p>Callout service shall consist of emergency adjustments to restore an inoperative or faulty unit to safe and satisfactory service</p> <p>In the case of any major breakdown, a repair plan of action must be submitted to the <i>Employer</i> within 12 hours.</p> <p>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.</p> <p>EQUIPMENT SURVEYS</p> <p>The <i>Contractor</i> will provide a three monthly report on the status of the lifts.</p> <p>MISUSE, ABUSE AND ACCIDENTAL DAMAGE</p> <p>The <i>Contractor</i> will not be liable for any loss or damage to any equipment caused by misuse, abuse or accidental damage.</p> <p>POSSESSION, CONTROL OF EQUIPMENT</p> <p>The <i>Contractor</i> will not assume possession or control of any part of the equipment all of which shall remain exclusively the property of the <i>Employer</i>.</p> <p>LEGAL OBLIGATION</p> <p>The <i>Contractor</i> will replace parts on an inspection which are discovered to be potentially dangerous to the safety of the public, if spares are unavailable the <i>Contractor</i> shall notify the <i>Employer</i> and ensure that the lift is off and tagged unsafe to use.</p> <p>QUALITY</p> <p>The <i>Contractor</i> guarantees to utilize the OEM approved parts, components and lubricants.</p> <p>SPARE PARTS</p> <p>The <i>Contractor</i> will keep regularly used spares (consignment stock) of the lift to ensure that downtime is kept to a minimum.</p>				



2023/04/20