

## **SPECIFICATION- AS AND WHEN: PLUMBING REPAIR & MAINTENANCE FOR SGR**

### **1. Scope Of Work**

PRASA-CRES Facilities Management is looking to appoint **3 x service providers** that will form a panel of contractors to undertake and perform plumbing repair & maintenance at stations, operational depots and at commercial properties.

1.1. The scope of the work / services to be provided by the contractors is as follows:

- Carry out planned maintenance and corrective maintenance plumbing to building components and infrastructure at various Railway Station Platforms, Buildings, Offices, Workshops, Substations and Signal Relay Rooms.

Plumbing repairs & Maintenance Works in this contract will include but not limited to

- Cleaning Sewer line and septic Repairs & maintenance
  - Industrial water pipe repairs & maintenance
  - Gutters and down pipes repairs & maintenance
  - Ablution facilities water network maintenance
  - Storm water, manholes and drainage goods maintenance
  - All flushing roof repair & maintenance
- The scope also includes a 24hr, Monday to Sunday emergency standby service as and when required by PRASA-CRES.

1.2. Contract duration will be for 36months from the time of accepting the appointment.

1.3. As part of the administration claims shall be submitted timeously and the following documentation must be provided in support of a claim

- i. completed job cards indicating location, dates, personnel, times worked and travelling information
- ii. records of material receipts for material purchased and used in this contract (only for material not priced for in the Pricing Schedule)
- iii. invoices for services outsources/hired under this contract

### **2. Definitions**

2.1 *PRASA-CRES*: One of the subsidiaries of Passenger Rail Agency of South Africa (PRASA) group responsible for managing the property portfolio of the group and the maintenance thereof.

2.2 *Facilities Manager*: A manager of PRASA-CRES responsible of building and infrastructure portfolio or any person authorised to act in that capacity.

2.3 *Normal Working Hours*: Hours of work as determined by a wage regulating measure or statutory enactment for any trade or activity, during which the basic minimum rate of pay is applicable and excludes all time for which a higher rate of pay is obligatory. Where no wage regulating measure is in force, the hours will be 07h00 to 17h00 Mondays to Fridays excluding a daily meal break.

2.4 *Contractor*: Successful tender who is appointed by PRASA-CRES and will be responsible to carry out the works as per this specification.

### **3. Maintenance References**

3.1. All plumbing works will be in accordance with the following publications

- SABS 0400 other applicable Code Of Practices
- OHS Act 85 of 1993 as amended and
- Other applicable Municipal By-Laws and Regulations

### **4. Maintenance**

4.1. All planned work will be carried out during normal working hours at the cost tendered for in the Bill of Quantities. Visits to the premises will be as scheduled for the contractor to carry out maintenance work as per the specification. Sites have visitors book which is to be properly completed by the Contractor on every visit and the reason for the visit recorded in the book.

4.2. The Contractor shall produce and issue to PRASA-CRES a written report or service sheet of any testing, inspection, examination, investigation and/or assessment undertaken and execution of any repairs by the Contractor. Reports will highlight

- the type of work or service done
- problems experienced
- results of inspection
- faults found and their priority thereof

Quotations for any corrective work required shall be submitted to PRASA-CRES and on the approval of such quotations the Contractor will correct or repair accordingly.

4.3. PRASA-CRES reserves the right to conduct an independent safety and quality audit to be carried out on the work completed by the contractor. The contractor shall provide his own quality controls to ensure compliance with the specifications and any changes to legislation or regulations applicable. Possible modernisation products to upgrade or to improve the reliability and performance of the installation will be brought to PRASA-CRES for consideration.

## **5. Contract Performance**

5.1. The contractor will sign a service level agreement with the PRASA-CRES. The performance of the Contractor will be discussed on the monthly basis at meetings scheduled to sit at PRASA CRES offices. Performance Items to be discussed will include:

- the number of breakdowns for specific period
- the turnaround time to attend to emergency callouts
- planned vs. actual progress
- submission of reports, invoices and other administration duties
- payment of invoices

### **5.2. Services Measure and Expectations**

Response Times for:

- Emergencies – within 3hrs
- Urgent - within 5hrs
- Non-Urgent - within 24hrs

## **6. General Information**

6.1. The contractor shall be or have in his employment qualified Artisans leading maintenance teams, proof of qualifications for maintenance team leaders shall be provided on request.

6.2. The Contractor must have the capacity to be able to work on more than one site at any given time.

6.3. Where day to day repairs is to be undertaken, the Contractor shall first estimate the labor and material cost based on the schedule of prices, before proceeding with the job.

6.4. All material removed to be returned to PRASA-CRES unless otherwise stated.

- 6.5. Compliance certificates to be issued on completion of all new work done at no cost to PRASA-CRES. Compliance certificates required for existing installations to be priced out at the prescribed set rate.

**7. SAFETY AND PROVISION OF MATERIALS:**

- 7.1. The contractor is responsible for supply of all material required to repair the faults as per job cards /work order.
- 7.2. All material used shall be of high standard (SABS approved)
- 7.3. The material item price shall be based on standard market related plus the percentage mark-up fee.
- 7.4. Prasa Cres Maintenance Manager /Supervisor reserve the right to query price of any material that is on the material list. He /she may request that the contractor justifies a copy of the material purchased, invoices or actual quotes from reputable suppliers.
- 7.5. Please note the following local content threshold will apply when supplying material.
- 7.5.1.100% on steel products.
- 7.5.2.100% on Polyvinyl Chloride (PVC) pipes.
- 7.6. All materials supplied and workmanship to meet the prescribed Statutory Requirements, including the Occupational Health and Safety Act of 1993.
- NB: The contractor material supplier must be a reputable material supplier and only market related material prices will be accepted by PRASA.

**7.7. Provision of a Safety File is a requirement and must be submitted prior to any work commences. The provisional amount of R6000.00 for a Safety File is included in the schedule of rates table, proof of cost will be required before the contract claim the amount.**

**8. Quality Of Work and Workmanship:**

- Works with poor workmanship will not be signed off and PRASA Cres reserve the right to hold payments until satisfied with the quality of the works.

**9. Non-Compliance:**

- **Safety** – the contractor will at all times ensure that work is performed in accordance with all the prescribed legal prescripts.
- **NB:** No work is to be done without approval of Safety File and valid signed site access certificate being issued to the contractor. No Contractor will be allowed on site without having attended the safety Induction training and proof is to be submitted to the Project Manager
- **Response time** – if an appointed service provider as per the General provisions of the As and When fails to adhere to the priority levels as prescribed PRASA CRES Facilities department hereby reserves the right to penalise the service provider a penalty fee of 10% of the value of the work and if this provision is continually being violated the contract will be terminated.
- **Proof of Work done**> the contractor will provide photos of before/during and after work completed with claim submitted. Photos can be submitted electronically.
- **Qualified personnel**- It is a requirement that personnel performing/overseeing works issued to the contractor be qualified Artisan in specific Trade.

## 10. Pricing Schedule

### 11.1 Material Price Schedule

PROJECT NAME: AS AN WHEN REQUIRED FOR PLUMBING REPAIRS & MAINTENANCE AND REPAIRS CONTRACT						
#	Description	Minimum Threshold for Local Content	Unit	Rates (Excl. VAT) Year 1	Rates (Excl. VAT) Year 2	Rates (Excl. VAT) Year 3
1	15 mm straight connex adaptor	100%	Each	R	R	R
2	15 mm connex elbow	100%	Each	R	R	R
3	15 mm male connex adaptor	100%	Each	R	R	R
4	15 mm male connex elbow	100%	Each	R	R	R
5	15 mm female connex adaptor	100%	Each	R	R	R
6	22mm polly pipe x 100m	100%	Each	R	R	R
7	15mm connex Tee	100%	Each	R	R	R
8	22mm connex elbow	100%	Each	R	R	R
9	22mm connex Tee	100%	Each	R	R	R
10	22mm straight connex elbow	100%	Each	R	R	R
11	22mm female connex adaptor	100%	Each	R	R	R
12	22mm male connex adaptor	100%	Each	R	R	R
13	22mm female connex Tee	100%	Each	R	R	R
14	22mm to 15mm female reduce Tee	100%	Each	R	R	R
15	22mm copper pipes length	100%	Each	R	R	R

16	22mm to 15mm reduce straight connex adaptor	100%	Each	R	R	R
17	15mm pillar tap push batten	100%	Each	R	R	R
18	15mm copper pipe length	100%	Each	R	R	R
19	15mm galvanized socket	100%	Each	R	R	R
20	15mm galvanized elbow	100%	Each	R	R	R
21	15mm galvanized nipple	100%	Each	R	R	R
22	15mm galvanized long screw nipple	100%	Each	R	R	R
23	15mm galvanized pipes length 6m	100%	Each	R	R	R
24	15mm male and female galvanized reduce socket	100%	Each	R	R	R
25	15mm galvanized reduce bush	100%	Each	R	R	R
26	22mm galvanized pipes 6m	100%	Each	R	R	R
27	22mm galvanized socket	100%	Each	R	R	R
28	22mm galvanized nipple	100%	Each	R	R	R
28	22mm galvanized long screw nipple	100%	Each	R	R	R
30	Johnson coupling 15mm	100%	Each	R	R	R
31	Johnson coupling 20mm	100%	Each	R	R	R
32	Johnson coupling 40mm	100%	Each	R	R	R
33	Stop end plug 90mm GI	100%	Each	R	R	R
34	Stop end plug 32mm GI	100%	Each	R	R	R
35	Stop end plug 50mm	100%	Each	R	R	R
36	25mm galvanized pipes	100%	Each	R	R	R

37	25mm galvanized socket	100%	Each	R	R	R
38	25mm galvanized elbow	100%	Each	R	R	R
39	25mm galvanized nipple	100%	Each	R	R	R
40	25mm galvanized long screw nipple	100%	Each	R	R	R
41	25mm galvanized pipes length 6m	100%	Each	R	R	R
42	25mm reducing socket	100%	Each	R	R	R
43	Toilet seat heavy duty	100%	Each	R	R	R
44	25mm galvanized Tee	100%	Each	R	R	R
45	32mm galvanized pipes	100%	Each	R	R	R
46	32mm galvanized socket	100%	Each	R	R	R
47	32mm galvanized elbow	100%	Each	R	R	R
48	32mm galvanized nipple	100%	Each	R	R	R
49	32mm galvanized long screw nipple	100%	Each	R	R	R
50	32mm galvanized pipes length	100%	Each	R	R	R
51	32mm reducing socket	100%	Each	R	R	R
52	Toilet seat medium weight	100%	Each	R	R	R
53	32mm galvanized Tee	100%	Each	R	R	R
54	UPVC blue pipe 110mm	100%	Each	R	R	R
55	110mm cascade stainless steel clamp	100%	Each	R	R	R
56	90mm cascade stainless steel clamp	100%	Each	R	R	R
57	15mm stop cork	100%	Each	R	R	R



58	15mm pillar tap	100%	Each	R	R	R
59	20mm garden tap	100%	Each	R	R	R
60	Tap washer 15mm	100%	Each	R	R	R
61	Tap washer 20mm	100%	Each	R	R	R
62	Basin mixture 15mm	100%	Each	R	R	R
63	Zink mixture 15mm	100%	Each	R	R	R
64	Bib tap 20mm	100%	Each	R	R	R
65	90mm HDPE adaptor	100%	Each	R	R	R
66	50mm HDPE adaptor	100%	Each	R	R	R
67	Cistern kit bottom inlet	100%	Each	R	R	R
68	Cistern kit side inlet	100%	Each	R	R	R
69	10L Urn	100%	Each	R	R	R
70	20L Urn	100%	Each	R	R	R
71	10L push through geyser	100%	Each	R	R	R
72	150L geyser	100%	Each	R	R	R
73	200L geyser	100%	Each	R	R	R
74	250L geyser	100%	Each	R	R	R
75	50mm pvc pipe 6m	100%	Each	R	R	R
76	110mm bend with access heel	100%	Each	R	R	R
77	110mm pvc pipe 6m	100%	Each	R	R	R
78	110mm 90 bend plain PVC	100%	Each	R	R	R

79	110mm 90 bend with IE PVC	100%	Each	R	R	R
80	110mm Socket	100%	Each	R	R	R
81	110mm 45 bend plain PVC	100%	Each	R	R	R
82	110mm 45 bend with IE PVC	100%	Each	R	R	R
83	6L plastic Cistern	100%	Each	R	R	R
84	Cistern kit	100%	Each	R	R	R
85	Water closet pan	100%	Each	R	R	R
86	5mm Flush pipe	100%	Each	R	R	R
87	Split pipe repair x 50mm	100%	Each	R	R	R
89	Urinal basin small	100%	Each	R	R	R
90	Hydro boiler 10L	100%	Each	R	R	R
91	515 x 605 mm Hand wash basin	100%	Each	R	R	R
92	110mm Gulley trap	100%	Each	R	R	R
93	110mm Gulley top	100%	Each	R	R	R
94	Manhole cover 400mmx400mm	100%	Each	R	R	R
95	Concrete gulley	100%	Each	R	R	R
96	PVC glue x 250ML	100%	Each	R	R	R
97	Hydro boiler 20L	100%	Each	R	R	R
98	15mm Under tile stop cork	100%	Each	R	R	R
99	15mm Under tile stop cork	100%	Each	R	R	R
100	25mm HDPE adaptor	100%	Each	R	R	R

101	15mm Shower head	100%	Each	R	R	R
102	50mm HDPE T piece	100%	Each	R	R	R
103	20mm Horse pipe (20M)	100%	Each	R	R	R
104	Close couple toilet suit	100%	Each	R	R	R
105	Urinal flush valve FJ 6-000 CP	100%	Each	R	R	R
106	Urinal bottle trap 40x40mm	100%	Each	R	R	R
107	P trap 40x50mm	100%	Each	R	R	R
108	22mm x 400 KPA pressure control valve connex	100%	Each	R	R	R
109	BALL'STOP CP (STOPCOCK	100%	Each	R	R	R
110	ELBOW 90 C X C 15MM X 15MM	100%	Each	R	R	R
111	CLAMP CASCADE 15MM	100%	Each	R	R	R
112	CLAMP CASCADE 20MM	100%	Each	R	R	R
113	CLAMP CASCADE 25MM	100%	Each	R	R	R
114	SUPA FLUSH SEALING WASHER CWS-14 (DPE)	100%	Each	R	R	R
115	STOPCOCK 25MM BRASS	100%	Each	R	R	R
<b>SUB TOTALS:</b>						

### 11.2 Labour, Transport and Mark-Up Price Schedule Against Estimated Quantity Usage

					Year 1		Year 2		Year 3	
Item	Description	Unit	Estimated Quantity		Rates (Excl. VAT)	Total Amount (Excl. VAT)	Rates (Excl. VAT)	Amount (Excl. VAT)	Rates (Excl. VAT)	Amount (Excl. VAT)
1	Provisional sum for approval of safety file as per annexure 1	Sum	Sum	R 6000.00	R 6 000.00	R 6 000.00	R 6 000.00	R 6 000.00	R 6 000.00	R 6 000.00
2	Provisional Sum (Material)	Material	Sum	R300 000.00	R300 000.00	R300 000.00	R300 000.00	R300 000.00	R300 000.00	R300 000.00
3	Percentage mark-up for materials not listed	% Mark up	%	R300 000.00	%	R	%	R	%	R
4	The Service Provider is to tender their total cost per hour on site per qualified Artisan and an assistant to perform service and repairs during <b>Normal working hours (07H:00 – 17H:00)</b> .	Artisans	Rate/hour	2 200 hours	R	R	R	R	R	R
5		General Worker	Rate/hour	4 400 hours	R	R	R	R	R	R
6	The Service Provider is to tender their total cost per hour on site per qualified Artisan and an assistant to perform service and repairs during <b>After working hours and Saturdays (17:00 – 07:00)</b> .	Artisans	Rate/hour	200 hours	R	R	R	R	R	R
7		General Worker	Rate/hour	400 hours	R	R	R	R	R	R
8	The Service Provider is to tender their total cost per hour on site per qualified Artisan and an assistant to perform service and repairs during <b>Sunday and Public Holiday</b> . This cost shall exclude material, which has	Artisan	Rate/hour	50 hours	R	R	R	R	R	R
9		General Worker	Rate/hour	100 hours	R	R	R	R	R	R

	previously been dealt with in this contract									
10	Provisional Sum Outsourced Specialised work ((locksmith, money safes lock repairs, etc.)	Outsourced	Sum	R 150 000.00	R 150 000.00	R 150 000.00	R 150 000.00	R 150 000.00	R 150 000.00	R 150 000.00
12	Percentage Mark-Up for hire or use of his own specialized equipment (proof of cost per/hr must be submitted with invoices)	Percentage Mark-Up	%	R 150 000.00	%	R	%	R	%	R
13	Travel cost	Travel cost	Rate/ km	20 000 km	R	R		R		R
	Total (Excl. VAT):					R		R		R
	15% VAT:					R		R		R
	Total (Incl. VAT):					R		R		R
	Total Contract Offer (Sum of 3yrs)					R				



**prasa**

PASSENGER RAIL AGENCY  
OF SOUTH AFRICA

## **ANNEXURE 1: Health Safety Requirements Template For Issuing of Site Access**

### **CONTRACTOR SAFETY FILE CONTENTS LIST**

The purpose of this checklist is to guide the contractors and their sub-contractors as to what documents are required for them to prepare a safety file that must be issued to PRASA Regional Departments or Head Office for evaluation before a site access is issued.

This checklist was revised to cater for **COVID 19** requirements as per RSA Government Disaster Management Act as amended and its Regulations.

Human Coronaviruses are common throughout the world. There are many different coronaviruses identified in animals but only a small number of these can cause disease in humans.

On 7 January 2020, 'Severe Acute Respiratory Syndrome Coronavirus 2' (SARS-CoV-2) was confirmed as the causative agent of 'Coronavirus Disease 2019' or COVID-19. The majority of the case-patients initially identified were dealers and vendors at a seafood, poultry and live wildlife market in China. Since then, the virus has spread to more than 100 countries, including South Africa.

The spread of the disease is thought to happen mainly via respiratory droplets produced when an infected person coughs or sneezes, similar to how influenza and other respiratory pathogens spread. Thus far, the majority of cases have occurred in people with close physical contact to cases and healthcare workers caring for patients with COVID-19.

Current symptoms reported for patients with COVID-19 have included mild to severe respiratory illness with cough, sore throat, shortness of breath or fever.

The complete clinical picture with regard to COVID-19 is still not fully clear. Reported illnesses have ranged from infected people with little to no symptoms to people being severely ill and dying.

**Name of the Contractor:**

**Project:**

**Safety File Assessor and Date:**



#	Requirement(s)	Compliance Status (Yes / No)	Comment(s)
1	Scope of works and Project Duration		
2	Notification to DOL (If applicable and as defined in the 2014 Construction Regulations)		
3	Registration of the project with DOL for the construction permit if the total project value is more than R45 Million  (If applicable and as defined in the 2014 Construction Regulations)		
4	Valid Letter of Good Standing		
5	Employee List and Certified Copies of their Identity Documents (RSA Citizens) or Passports or Work Permits for foreign Nationals (Employee register); Home address; Contact Numbers; Residential Address; Name of Next of kin with Contacts  (Very critical issue for contact tracing)		
6	Approved Organizational Structure		
7	Approved S/HE Policy		
8	Approved COVID 19 Policy / Declaration		
9	Approved S/HE Plan		
10	Risk Assessments for the projects as per project scope approved by the Risk Assessor and they should cover COVID 19 related risk and mitigation measures.		





#	Requirement(s)	Compliance Status (Yes / No)	Comment(s)
11	<p>Proof of medical fitness of employees who will be working on the project and they should be from the Occupational Health Practitioner not a General Practitioner.</p> <ul style="list-style-type: none"><li>• Protocols for dealing with COVID 19 positive cases.</li><li>• Screening of contractors' employees including sub-contractor</li><li>• The type of thermometer that will be utilised and its calibration status.</li></ul>		
12	<p>Statutory Appointments including competency certificates and CVs e.g., COVID 19 Compliance Officer; First Aider and etc</p> <p>(Signed by the appointer and accepted by appointee's include CV's and competency certificates)</p>		
13	Tool inspections Checklists and Register		
14	PPE Matrix and Records include COVID 19 PPE Requirements and list of the PPE to be provided.		
15	Safe Working Procedures or Method Statements Including COVID-19 control measures. A list of the documents required here is identified as a minimum		



#	Requirement(s)	Compliance Status (Yes / No)	Comment(s)
	<ul style="list-style-type: none"> <li>- Waste management protocol on how COVID 19 related waste will be managed.</li> <li>- Incident reporting procedure.</li> <li>- Emergency procedure.</li> <li>- COVID 19 case handling.</li> </ul>		
16	Toolbox Talks Templates to include COVID 19 information for awareness purposes. Include induction material covering COVID 19		
17	Equipment Maintenance (Calibrations, Safe Working load certificates and Decontamination or Sanitation Records etc) if applicable		
18	Chemicals substances list: MSDSs for chemicals to be used (14-point format) including Proof of training on MSDS if applicable.		
19	Excavation plan (when applicable)		
20	Scaffolding plan (when applicable)		
21	Declaration of Sub-contractors (when applicable)		
22	Proof of Third-Party Liability Cover		
	<b>Conclusion / Statement of Compliance</b>		