

**FIRE PROTECTION SERVICES SPECIFICATION FOR  
MAINTENANCE AND SERVICING OF SPRINKLER SYSTEM AT  
TRANSNET ENGINEERING UITENHAGE PLANT**

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## 1. Purpose of this document

The requirements for Appointment of a Service Provider to conduct servicing and maintenance of the Fixed Automatic Fire Sprinkler systems at Uitenhage Plant for Transnet Engineering (TE) Business on a once off basis.

## 2. TE Uitenhage Lay-out.

Uitenhage Region is amongst the six regions in Transnet Engineering. It encompasses several depots and sub depots spread across the Eastern Province with the main operations based at Cuyler Manor in Uitenhage, consisting of the main factory, as well as Wagons and Locomotives maintenance depots based in Cambridge East London, Swartskop and New Brighton Uitenhage. However, the scope of this contract excludes the maintenance depots and only covers the main factory at Cuyler Manor, Uitenhage.

### Uitenhage Plant:

#	Location	Main Operational Business
1	Cuyler Manor Depot	Wagons Factory Business From Bay 5 to Bay 11
2	Cuyler Manor Depot	Spray paint booth Bay 5
3	Cuyler Manor Depot	Spray paint booth between Bay 54 and Bay 56
4	Cuyler Manor Depot	Top Store

## 3. Scope of Work

The scope of work will include the following requirements, but not necessarily limited to these:

Scope of Work	Rand
Overhaul all "Main Stop" Valves and update dating plates	•
Supply and fixing of all Emergency/Symbolic signs where necessary and applicable as prescribed by the relevant code.	•
Supply and fit a Block Plan per Sprinkler Alarm valve coverage	•
Supply and fit an Operations/Instructions chart per Sprinkler Valve	•
Supply and fit name plates to each valve	•
Replace all valves and sprinkler heads where required	•
Paint all range and feeder sprinkler piping	•
Compulsory site meeting	

#### 4. Code of Compliance

The Service Provider Shall work at all installations by as per the attached schedule of requirements as prescribed in the South African National Standards:

- **SANS 10139** - Fire Detection and Alarm systems for Buildings – System Design, Installation and Servicing
- **SANS 10287:2010** - Automatic Sprinkler Installations for Fire Fighting Purposes
- **SANS 10400** PART – W, The application of the NBR Part – W: Fire Installation
- **SANS 50054-7/ EN 54-7** — Fire Detection and Alarm systems for Buildings Part 7
- Best Practices and Rational Design
- SANS 1186 – Symbolic Signage

- a. Supplier's technicians to be in possession of the required SAQCC certificates.

#### 5. Definitions

The following definitions explain the scope detail and specify the requirements expected from the prospective tenderer when executing the tasks.

- **Service Provider:** Refers to the tenderer in terms of this specification.
- **Client:** Refers to Transnet Engineering (TE)
- **Inspection:** Inspection is a planned or unplanned assessment to ascertain the operational status and availability of fixed fire equipment. It is intended to give reasonable assurance that the Automatic detection system is fully operable. This is done by seeing that it has not been actuated or tampered with, and that there is no obvious or physical damage or condition to prevent operation.
- **Maintenance:** Maintenance is a thorough check of the sprinkler system. It is intended to give maximum assurance that sprinkler system will operate effectively and safely.
- **Fixed Fire Equipment:** Fire equipment mounted in a structure.

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## 6. Contract Specifications

### Service and Maintain Fire Sprinkler System.

#### Maintenance defects

#### (i) Types of Fire Sprinkler Systems:

The service provider to ascertain the type of Sprinkler system in relation to the Risk and service accordingly:

- Wet pipe Sprinkler System
- Dry pipe Sprinkler System
- Deluge Fire Sprinkler System

#### (ii) Duties during Servicing:

The Service Provider Shall Conduct Approved **Maintenance and Servicing** on all Equipment stated in this Contract on a **ONCE OFF** basis where "servicing" will include the following duties, but not necessarily limited to these.

- Check if Main stop valve are secured by chain or strap.
- Are overhaul dates displayed on all main stop valves [to be overhauled every 3 years]
- Are booster connections visible & freely accessible?
- **Note:** Booster connections should be clearly sign-posted for Fire Brigade Services
- Is booster pump connected to an Electrical source?
- Are spare heads and a spanner handle available at the valve stations?
- Is a sprinkler valve layout chart displayed?
- Check condition of gauges and if Operational
- Check Municipal Pressure reading.

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- Check systems pressure reading.
- The condition of all piping
- Does primary water supply comply with *ASIB / Insurance* requirements.

## 7. Compliance with OHS Act and handing over of site to contractor.

With reference to the Occupational Health and Safety Act 1993, (Act No 85 of 1993) "as amended", the tenderer is in every respect responsible for the compliance of the provision of this Act.

## 8. Special requirements

The Contractor shall pay special attention and compliance to **Transnet Engineering SHE Specification** for the safety of their staff who visits for business purposes.

## 9. Warranty

The items shall carry a warranty period of not less than 12 months (Tenderer to state the warranty period).

## 10. Parts availability:

Parts and spares must be genuine and locally available. The Contractor will supply Transnet Engineering with the original delivery notes for all material

## 11. Responsibility of the Contractor

All instructions to the Contractor shall be confirmed in writing and shall be deemed to have been received if left with the Contractor or his agent at the business premises of the Contractor.

The Plant Engineer may order alterations, extras, additions to or omissions from the service. The Contractor shall obtain written confirmation of all verbal orders given to him by the Plant Engineer

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## 12. Provision of Services

A fire equipment register is to be compiled. Documents shall also serve as a register of all equipment on site which is covered by the Agreement. The Contractor is to report to the Maintenance Manager when entering or leaving the premises.

## 13. SCHEDULE OF QUANTITIES AND RATES

- a. The Schedule of Quantities and Prices must not be changed/ altered or amended as any changes/ alteration/ amendment on the Schedule of Quantities and Prices will lead to the **disqualification** of your quotation.
- b. Failure to complete all parts of the schedule of quantities and prices will render your quotation non - responsive.

**NB:** All equipment serviced must be separately invoiced to those that require additional spares etc. in all instances where applicable the number of the equipment serviced or repaired is to be endorsed on the invoice.

## 14. Quality Control

Any damage caused to items or building during the service will be repaired at the contractor expenses to the satisfaction of Transnet Engineering.

### **Pre – qualifying Criteria: (Mandatory)**

The following pre-qualification criteria (mandatory) will form the basis of evaluating all requests for quotations and failure to comply will result in the elimination of the quote:

<b>LEGAL &amp; COMPLIANCE</b>	<ul style="list-style-type: none"> <li>• SAQCC certification; (Company SANS 10139 Registration)</li> <li>• COID certificate</li> <li>• Technicians SAQCC Registration</li> </ul>
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### **Proposed Technical Evaluation**


The tenderer that scores less than **70%** in respect of “functionality” will be regarded as submitting a non - responsive tender and will be disqualified.

CRITERIA	DESCRIPTION OF CRITERIA	SCORE
<b>REFERENCE &amp; PREVIOUS EXPERIENCE</b>	<p><b>The Supplier must submit 3 references of similar services rendered during the last three years.</b></p> <p><i>3 or More References = 10%</i></p> <p><i>2 References = 5%</i></p> <p><i>1 Reference = 2%</i></p> <p><i>No Reference = 0%</i></p>	0%
<b>PERSONNEL RESOURCES (Certification Requirements)</b>	<p><b>Certificate of Competency of Assigned Technicians to the site (Personal SAQCC ID Card)</b></p> <p><i>Dedicated personnel for the site with at least one or more Certified Technician with a Driver's License plus assistant/s (Please attached the SAQCC Registration - and Drivers Licence Card) = 30%</i></p> <p><i>No certified personnel provided = 0%</i></p>	0%
<b>Project Plans</b>	<p><b>Project Plan</b></p> <p><i>Detailed Project Plan with the required Services and Time Line = 30%</i></p> <p><i>Average Project Plan = 15%</i></p> <p><i>Not meeting requirements = 0%</i></p>	0%



Technical Specifications compiled by:  
Name: Sipendulwe Tyelentombi  
Designation: Engineering Technician

Date: 31 October 2023

Signature: \_\_\_\_\_

Technical Specifications Reviewed by:  
Name: Amanda Tonga  
Designation: Risk Manager

Date: 03 November 2023

Signature: \_\_\_\_\_

Technical Specifications Reviewed by:  
Name: Nobathandwa Tobeko  
Designation: PEMM Business Manager

Date: 02/11/23

Signature: \_\_\_\_\_

Technical Specifications Reviewed by:  
Name: Gloria Modisane  
Designation: Head of Safety

Date: 03/11/2023

Signature: \_\_\_\_\_

Technical Specifications approved by:  
Name: Javulani Maluleke  
Designation: FIM Executive Manager

Date: 03/11/2023

Signature: \_\_\_\_\_

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