

ANNEXURE C3.2: Scope of Work

Rand Water seek to appoint a Service Provider to investigate the condition of plumbing infrastructure to develop solution to address present and future maintenance needs.

3.1 SCOPE OF WORKS

The project comprises the following main work groups:

- Temporary access scaffolding and safety structures,
- Investigate and fix/ replace faulty/leaking water pipes, taps, toilets, urinals, geyser, pressure valves
- Investigate and fix of sink, bath mixers leaks
- Investigate and replace faulty flush master units
- Investigate and replace faulty shower mixers and shower roses
- Clean and treat fat trapper
- Replace and repair toilet bowls / water tanks
- Supply of plumbing materials and parts as per BoQ in item 2.2.13

3.1.1. GENERAL AND ON THE BUILDING LEAK INVESTIGATION AND REPAIR

The scope of work for this work group comprise the following:

- a) Barricade the leak area
- b) Apply safe water isolation,
- c) Strip/ excavate to expose the leak,
- d) Once leak is exposed and fixed, replace ground or tiles plaster and paint (using low VOC product) to original
- e) For urinal leaks, replace leaking pipes and/ fittings and test for leaks

3.1.2. FAULTY FLUSH MASTERS

The scope of work for this work group comprise the following:

- a) Clean or replace flush master kits (once in two months)
- b) Replace flush master batteries (as and when required)

3.1.3. SINK AND BATH MIXERS

The scope of work for this work group comprise the following:

- a) Replace rubber washers
- b) Replace mixers when faulty with max of 2L/min for bath mixer, 4-6L/min for kitchen mixer and 6L/min for shower mixer
- c) Replace faulty flexi pipes,
- d) Replace flexi pipe rubber washers,

3.1.4 SHOWER MIXERS AND SHOWER ROSES

The scope of work for this work group comprise the following:

- a) Replace rubber washers
- b) Replace faulty shower mixers or shower rose (aerator and rose showers max of 6-8l/min),

3.1.5 GEYSER

The scope of work for this work group comprise the following:

- a) Replace geyser when faulty and install drip tray with outlet pipes where none exist
- b) Replace thermostat or element when geyser not heating
- c) Replace safety valve or pressure valve when geyser leak
- d) Replace vacuum breakers when faulty

3.1.6 ORDINARY WATER TAPS

The scope of work for this work group comprise the following:

- a) Replace rubber washer
- b) Replace tap when faulty
- c) Replace faulty aerators
- d) Flow rates as follows – all workplace taps 2l/min, all residential units 4l/min(max), Kitchens (on all areas) 4-6l/min.

3.1.7 TREATMENT OF FAT TRAPPER

The scope of work for this work group comprise the following:

- a) Clean/ treat the system with drain acid (twice monthly)
- b) Unblock the system when blocked

3.1.8 REPLACEMENT AND REPAIR OF TOILET BOWLS AND TOILET WATER TANKS

- a) Replace broken toilet bowls and all fittings
- b) Replace faulty toilet tanks when broken (dual flush with 4-6L solid flush and 3-4L liquid flush)
- c) Replace faulty toilet tank fittings

3.1.9 Supply of plumbing materials and spares

The supplier must provide/supply all necessary plumbing material and spares as, but not limited to the list provided in BoQ item 2.2.13

3.1.10 General requirements.

- a) In order to undertake work a written instruction must be received from the Building Manager or Acting Building manager.
- b) For all work before and after pictures (date stamped) must be supplied. These

together with assessment report must be submitted for all work together with the invoice. Failure to do so will result in delays.

- c) A minimum of 12 months guarantee must be offered for all workmanship as well as parts and fittings.

Monthly meetings with Facilities management will be required. Where no work has been undertaken for a month and nothing planned for the next month the meeting could be waived.

4. TECHNICAL SPECIFICATIONS

4.1. LEAK INVESTIGATION

Where leaks are identified to be under tiles or on the pipes running inside the wall, the following should happen:

- Strip and expose of the leaking parts of the pipe
- Fix the leak and test for any leak
- If leak was on plastered and painted wall, replace plastering and paint with same paint colour (All paints to be approved as low VOC paints)
- If leak was under tiles, replace with same tile size and same colour
- All chipped walls to be restored to the original

5. EXISTING INFRASTRUCTURE ON THE WALLS/ UNDERGROUND

The Supplier to protect and where required make good the existing infrastructure after completion of work i.e electrical wires, mechanical equipment, IT cabling / equipment etc. These will be tested after completion of work and only then can invoices be processed.

6. SCHEDULE OF QUANTITIES

PREAMBLE TO THE SCHEDULE OF QUANTITIES AND RATES

- a) The Standard Commercial Terms and Conditions, The Special Commercial Terms and Conditions, the Specifications (including the Project Specification), and any Drawings are to be read in conjunction with the Schedule of Quantities and Rates.
- b) The Schedule comprises items covering the Service Provider's profit and costs of general liabilities and of the design, manufacture, supply, installation and commissioning of temporary and permanent Works. The Proposer is at liberty to insert a rate of his own choosing for each item in the Schedule and any item against which no quantity (where

applicable) or rate is entered will be considered to be covered by other items in the Schedule.

- c) The quantities and rates inserted in the Schedule are to be inclusive prices to the Employer for the work described under the several items. Such prices shall cover all costs and expenses that may be required in and for the Works, and shall cover the cost of all general risks, liabilities, and obligations set forth or implied in the documents on which the Tender is based. All rates and amount shall be nett, exclusive of Value Added Tax (VAT) and shall be carried to the summary page in their nett form. VAT will then be calculated on the total of the nett amounts.
- d) All quantities and rates as set forth and inserted in the Schedule and extended to the totals for each portion of the Schedule, shall be considered as being totally inclusive for the whole of the Works as stipulated, or as can reasonably be inferred from these Documents.
- e) All product guarantees are deemed to be included in the rates, and installation and application rates will include all necessary inspections and approvals to maintain guarantees.
- f) "Complete" as it is used in the Schedule means the complete system or unit as specified in the particular documents.
- g) Each item in the Schedule which is priced, shall be filled in black ink.
- h) All quantities shall be considered as final and sufficient for the work described. The Proposer shall satisfy himself as to the sufficiency of quantities but may not change quantities. Quantities shall be re-measured and payment shall be made according to the adjusted total only.
- i) In case of arithmetical errors in the multiplication of rates and quantities in the Proposal, the amount shall not be changed. In case of incorrect summation of amounts in the Proposal, the Lump Sum total shall remain fixed.
- j)

7. HEALTH AND SAFETY

Safety during construction is paramount, and the Contractor must adhere to the statutory construction regulations and other regulatory requirements.

The following serves as a guideline to the access and safety working procedures:

Pre-qualifiers

1. Letter of Good Standing
2. Risk Assessment
3. SHE plan

4. Valid IOPSA membership certificate
5. Company profile

After tender award/appointment

1. Fall protection plan (working at heights)
2. Induction manual and Induction Training records-Before work could be commenced with.
3. Accident and incident investigation plan
4. Employer's incident reports form (Dept. of Labour form)
5. Emergency preparedness plan
6. Waste management procedure
7. Safe working procedures (method statement)
8. Toolbox talk manual/topics.
9. Valid medical fitness certificate (only from an occupational health/medical practitioner) including Hepatitis A and B.
10. Valid material safety data sheet
11. Health & Safety Inspection checklists
12. List of required personal protective equipment (PPE register)
13. Notification of construction work
14. Mandatory agreement between Principal contractor and Sub-contractor
15. Organogram
16. Legal appointments (accepted and signed)
17. Competency certificates
18. Valid Occupational Health and Safety Act
19. Policies (signed by relevant stake holders) i.e.
 - SHEQ policy
 - Drug and alcohol abuse policy
 - COVID 19 policy
20. Safety requirements for scaffolding
 - The contractor must ensure that the scaffold to be used complies with SANS 10085.
 - Competent supervisor for scaffolding work operations.

