

ANNEXURE 9

ESSELENPARK CIVIL INFRASTRUCTURE MAINTENANCE SCHEDULE AND INVENTORY

TDR FOR PROVISION OF INTEGRATED FACILITIES
MANAGEMENT AT TRANSNET ESSELENPARK CAMPUS
FOR A PERIOD OF 3 YEARS

INVENTORY SUMMARY

#	Item	Qty	Size
1	PUMPS		
A	Storm water Pumps	6	TBC
B	Sewer pumps	5	TBC
C	Fresh water pumps	6	TBC
2	Geysers	177	200L
		3	250L
		2	6000L
3	Building structures and roof		As per Annexure 1 (Asset Inventory)
4	Ablution, kitchen facilities and equipment (basins, sinks, toilets, urinals, etc)		As per Annexure 1 (Asset Inventory) and 5 (Hygiene)

1. PUMPS

Quantity	17
Frequency	Activity
Maintenance	
3 Monthly	Remove all external and internal dirt
3 Monthly	
6 Monthly	
6 Monthly	
6 Monthly	
6 Monthly	

2. GEYSERS

Quantity	
Specification	
Frequency	Activity
Piping	
Monthly	- Inspect water piping and equipment for water leaks and repair leaks where required - Safety valves must be flushed to ensure that there is no blockage - Insert pipe work, pipe joints, pipe work insulation and pipe support and rectify where required - Insert valves, steam traps, water gauges, temperature controls sight glasses thermometer etc. for water leaks, and repair where necessary - Flush clean all pipe work to remove any wild scale, stones or other debris which may damage the tank living.
Industrial geysers	
12 Monthly	- Check and ensure that all electrical connections are tight and tighten any loose electrical connections - Drain water from the industrial geysers and check any internal defects and ensure that corrosion protection is still intact - Check and service sacrificial anode thermostat and burnt element after geyser water drainage. Replace all items if required. - Sample and test cold water supply for foreign particles which may damage the geyser systems, purify cold water supply if necessary. - Check and clean electrical control panel and check for correct operation.

3. BUILDING STRUCTURES AND ROOFS

Quantity	
Frequency	Activity
Building Structure	
	- Check paint work and re-paint with suitable paint if necessary - Check the proper functioning of mast head assembly pulleys on self-lubrication bearing - Check the raising and lowering of the luminaire carriage by means of single winch operation - Check all bolts, nuts and studs for high mast structure
Doors and windows	
	- Check weather proof distribution doors and locking mechanism - Check all circuit breakers busbars, contactors, terminals and wiring necessary to supply the luminaires - Check earthing at distribution board
Roofs and gutters	
	- Clean all gutters to be free of dirt and leave - xxxxxxxxxxxx - xxxxxxxxxxxxxxxxxxxx

4. ABLUTION, KITCHEN FACILITIES AND EQUIPMENT (BASINS, SINKS, TOILETS, URINALS, ETC)

Quantity	
Frequency	Activity
Basins and Sinks	
12 Monthly	- Check paint work and re-paint with suitable paint if necessary - Check the proper functioning of mast head assembly pulleys on self-lubrication bearing - Check the raising and lowering of the luminaire carriage by means of single winch operation - Check all bolts, nuts and studs for high mast structure
Toilets and flushing mechanisms	
Monthly	- Check weather proof distribution doors and locking mechanism - Check all circuit breakers busbars, contactors, terminals and wiring necessary to supply the luminaires - Check earthing at distribution board
Urinals and mechanisms	
Monthly	- Check and replace all flood lighting lamps - Clean all glass covers using suitable cleaning agent - Check and tighten all loose wiring.

8. MINIMUM STOCK HOLDING

The bidder should, at all times, stock any replacement part necessary for the execution of Works. The principle that applies to stock keeping is that downtime on equipment should be kept to a minimum. Therefore, all consumables that might be necessary for the execution of the works shall be readily available. The bidders should list exclusions, if any, to the above with the maximum time necessary to acquire this spare part.

Item name/ description	Time to acquire

9. MINIMUM SPECIAL EQUIPMENT

The bidder should list any special equipment, if any, that might be necessary for the execution of the Works, that will not be, either on site, or at the premises on daily basis. The bidder should indicate the maximum time necessary to acquire this equipment.

Item name/ description	Time to acquire

Staffing requirements:

- Civil maintenance will require a minimum of 4 personnel comprising of 3 multi skilled technical workers and a qualified, multi skilled Plumber (or similar skill) to attend to planned, day to day civil maintenance, breakdowns, repairs and upgrades.
- It is the responsibility of the bidder to provide tools, PPE, etc for the above staff.

Material:

- Material required for day to day and unplanned maintenance will be sourced under pass through costs as the works cannot be predetermined.
- Material (lubricants, oils, seals, anti-freeze, etc) and labour (internal or outsourced) for all periodic planned maintenance will form part of fixed costs and hence should be included in the quote on the pricing schedule, any unforeseen or additional work during periodic maintenance should be reported to TFR Facilities Management team and if additional spares are required they will form part of pass through costs.