

ANNEXURE 3

CITY DEEP- KASERNE PRECINCT -

HORTICULTURE SERVICES

SPECIFICATION

TDR FOR PROVISION OF INTEGRATED FACILITIES
MANAGEMENT AT TRANSNET CITY DEEP - KASERNE
PRECINCT FOR A PERIOD OF 3 YEARS

A. SUMMARY CITY DEEP –KASERNE PRECINCT

#	Area / Building and Surroundings	Activity	Size	
			Measure	Unit
1	Admin Building City Deep -Kaserne	Rough cutting (Brush Cut)	77,521.38	m ²
		Chemical application (weed control)		m ²
		Pruning		ea.
		Road sweeping		m ²
		Bed maintenance		m ²
		Mowing lawn		m ²
		Fertilization		m ²
		Seasonal plants		ea.
2	Entrances	Rough cutting (Brush Cut)		m ²
		Chemical application (weed control)		m ²
		Pruning		ea.
		Road sweeping		m ²
		Repair Tarred/ Paved road		m ²
		Repair Paving		m ²
		Bed maintenance		m ²
		Removal weed control		m ²
		Mowing lawn		m ²
		Fertilization		m ²
		Seasonal plants		ea.
3	Perimeter fence	Rough cutting (Brush Cut)		m ²
		Chemical application (weed control)		m ²
4	Railway Yards	Rough cutting (Brush Cut)		m ²
		Weed control Removal		m ²
		Chemical application		m ²
5	Signal Control Points	Rough cutting (Brush Cut)		m ²
		Chemical application		m ²
		Pruning		ea.
		Bed maintenance		m ²
		Mowing lawn		m ²
		Fertilization		m ²
6	Parking Area	Mowing lawn		m ²
		Repair Tarred/ Paved road		m ²
		Weed control Removal		m ²
		Road Markings		m ²
		Chemical application (weed control)		m ²
		Road sweeping		
7	General road Maintenance	Level Gravel roads		m ²
		Repair Roads (Potholes etc.)		m ²
		Attend to drainage problems		m ²
		Road sweeping		
8	Mass & Ablution	Rough cutting (Brush Cut)		m ²
		Chemical application (weed control)		m ²
		Pruning		m ²
		Road sweeping		m ²
		Bed maintenance		m ²
		Mowing lawn		m ²
		Fertilization		m ²
		Seasonal plants		ea.
		Hedge trimming		m ²

B. ACTIVITIES AND REQUIREMENTS

ROUGH CUTTING

Item	Requirement
Rough cutting (Brush Cut)	<ul style="list-style-type: none"> ▪ Certain rough areas that are difficult to access with larger machinery are to be cut by means of brush cutters. Growth should at all times be no longer/higher than 30 cm. ▪ Typical areas falling into this category are the site on the Yards & Perimeter fence where the remaining. ▪ Perimeter fence to be cut inside and outside of the fence; however the outside must be cut up to 5m away from the fence.
Field master	<ul style="list-style-type: none"> ▪ In Larger yard areas rough cut to be done using a tractor drawn field master. Growth should at all times be no longer/higher than 30 cm. ▪ This area also includes a strip of at least five meters outside the perimeter fence. Grass cuttings must be picked up and disposed of at a suitable location off site (municipal dump / landfill etc).
Burning	<ul style="list-style-type: none"> ▪ It is strictly prohibited to use fire to control or get rid of vegetation in all areas.

PERIMETER FENCE

Requirement
<ul style="list-style-type: none"> ▪ The perimeter fence is to be kept free of all vegetative material at all times to ensure clear visibility for patrolling guards. ▪ Vegetation will not exceed a height of 10 cm for a 500mm (½ metre) strip either side of the fence to prevent any growth onto the fence. This must be maintained mechanically or chemically throughout the year. ▪ A 5 metre area both inside and outside the perimeter fence, for the whole length of the perimeter fence, must be kept short (less than 30 cm) so that a vehicle is able to drive along the perimeter for security and maintenance purposes.

TREE FELLING

Requirement
<ul style="list-style-type: none"> ▪ Existing high to low risk trees shall be inspected on a regular basis and where necessary tree felling deemed should occur. ▪ This will be in consultation with Transnet Freight Rail, Real Estate Management on the premises.

CHEMICAL APPLICATION

Requirement
<ul style="list-style-type: none"> ▪ A suitable weed killer shall be used on all hard surfaces to free them of any vegetative material. ▪ All vegetative material is to be removed on a daily basis and any undesirable plants growing between the roads, tarred, paving and kerbstones must be removed chemically or mechanically. These areas include but are not limited to, all the parking areas, steps, roads, kerbs, between railway tracks and all other hard surfaces where undesirable plants/weeds may appear. ▪ Chemical treatment must also be applied along the perimeter fence. ▪ The successful contractor must comply with any regulations pertaining to the safe handling and application of such chemicals, and furnish proof of such registration with the tender documents.

FERTILIZER

Requirement
<ul style="list-style-type: none"> ▪ Areas to be fertilized are identified per the assets list. ▪ A suitable fertilizer must be applied during September at the start of the growing season and as required by sound horticulture practices. Fertilizer must be evenly spread and watered or lightly forked using the appropriate industrial fertilizing equipment in at a rate of 50g/m² in applicable area e.g. gardens etc.

LAWN MOWING

Item	Requirement
Normal	<ul style="list-style-type: none"> ▪ During the growing season all garden areas will be continually maintained and grass shall be cut according to the specification contained herein. As a guideline, lawns should not be shorter than 2 cm or longer than 6 cm. ▪ During the dormant periods lawns will be cut as and when required to maintain an aesthetically acceptable standard. ▪ In high profile areas cylinder mowers will be used where practically possible. Grass clippings will be removed if they are a physical impediment or aesthetically unacceptable.
Silent	<ul style="list-style-type: none"> ▪ Every effort should be made to ensure that there's no sound pollution near buildings, etc. ▪ Electric equipment shall under no circumstances be used while it is raining.

BEDDINGS AND EDGES

Requirement

- All bedding areas are to be kept weeded and free of debris and any litter (papers/bottles etc.) Vegetative material such as leaves and dead vegetation are to be removed on a regular basis so as to maintain a neat, clean appearance.
- Should the soil be compacted to an extent that moisture penetration is effected; the soil crust must be lightly forked over or hoed without damaging the plants.
- Seasonal beds are to be planted in order to ensure an aesthetically pleasant appearance throughout the year in areas specified as per asset register.
- Lawn edges are to be neatly cut horizontally and vertically with no jagged indentations and shall follow the natural border or ground line or paving interface.

HARDSCAPES, ROADS, PAVEMENTS AND ALL YARDS

Requirement

- These areas must be cleaned of garden debris and litter during normal maintenance operations. All undesirable plant growth must be mechanically or chemically removed.
- A daily road-sweeping program/schedule shall be set up so that all roads within the perimeter are swept at least once in every week. Exceptional circumstances such as excessive littering during functions as and when required should also be catered for.
- Special daily attention should be given to high-visibility areas like the main entrance, parking area in front of the Buildings and areas in front of facilities. The main entrance is that area from the security point (outside the property)

TRIMMING

Requirement

- Trees, shrubs and hedges shall be trimmed as per the as per the assets register where applicable.
- Tree trimming shall be carried out in order to control the aesthetic appearance of trees and to prevent obstructions.
- Dead wood, shall be removed as part of the maintenance intervention.
- Where tree are damaged limbs should be removed and affected area treated.
- All hedges found in various areas are to be trimmed for good aesthetic appearance.

DISEASE, PESTS, REPTILES, INSECTS AND VERMIN

Requirement

- All landscape areas, trees, shrubs, groundcovers, lawns and other plants must be inspected regularly for incidents of disease, pests or insect attacks.
- All spraying of pesticides, herbicides and fungicides must be carried out by a competent operator using a reputable and accepted product. Protective clothing and equipment as required by law must be used.
- Rats, snakes, moles, ants, termites and bees must be eradicated on a regular basis to prevent outbreaks.
- The contractor must be registered as a Pest Control Operator as per Act 36 of 1947 and furnish proof of such registration with the tender documents.

POT PLANTS

Requirement

- All pot plants shall be watered and fertilized as per the schedule of quantities or when necessary to avoid dehydration.
- Dust and dirt shall be removed from all foliage as well as the plant containers as and when required.
- Plants shall be correctively pruned and in order to maintain an aesthetically pleasing appearance.
- Bark chip/pebble stones levels around the base of the plants shall be maintained and cleaned and replaced as and when necessary.
- Pests and diseases that may appear from time to time shall be regularly checked and treated.
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EQUIPMENT

Requirement	
<ul style="list-style-type: none"> The contractor shall provide and maintain his/her own equipment throughout the duration of the contract. All equipment used on the premises should be for industrial use and not domestic. The following list is considered to be the minimum requisite equipment to effectively provide the service. The contractor will be expected to be in possession of at least 80% of the equipment as listed below for the execution of the contract. Any reduction in these requirements must be motivated and negotiated with Transnet. 	
Please indicate by ticking against each item that you will provide	
One (1) Tractor	
One (1) Tractor-drawn slashes for rough-cutting (1,2m and 1,7m)	
One (1) Tractor-drawn aerator/rollers	
Two (2) Ride-on mowers (e.g. Dixon)	
Three (3) Walk-behind mowers (e.g. Kudu, Protea)	
Four (2) Rotary mowers for silent mowing and for smaller areas	
Ten (10) Brush cutters (petrol)	
Five (5) Edge trimmers (petrol)	
Two (2) Edge cutter (bladed)	
Four (4) x 30m hosepipes and portable sprinklers	
Two (2) Trailers to transport equipment and waste material	
Four (4) Mechanical brooms for road sweeping (motorised or drawn)	
One (1) Fertiliser distributor for the lawns (motorised or drawn)	
Four (4) Industrial Leaf blowers	
Three (3) Large volume poison sprayers	
Three (3) Chain saws for tree cutting/trimming	
Six (6) Step ladders, 3m A-frame and extendable	
Sufficient assorted basic gardening tools (spades, forks, rakes, picks, shears, brooms, wheelbarrows, hand tools, etc.)	
Safety equipment as per Act 85 (PPE clothing such as overalls, shoes, gloves, goggles, eye shields, ear plugs, etc.)	

PERSONNEL REQUIREMENTS

- **Transnet requires a minimum of 26 Horticulture personnel inclusive of supervisors operators and workers to be permanently on site for the maintenance of Horticulture services.**

GENERAL

Item	Requirement
Cost of material	Cost of additional plants will be for the account of Transnet Freight Rail. However the contractor shall bear the cost of compost, fertilizers, topsoil and pesticide/herbicides and any seasonal plants in specified areas.
Landscaping	Any new work construction will be done on a quotation basis and be considered an extra.
Program	The contractor is required to provide a specified scheduled year program in accordance with the requirements of the Bill of Quantities and any additional requirements that might be negotiated from time to time.
Fresh cut flowers / Flora arrangements	Provide fresh cut flowers in acceptably arranged bouquets in accordance with the schedule of quantities and/or as and when required for specific needs. The nature and size of the floral arrangement will be as requested, and shall also be artistically and aesthetically acceptable to the requesting client
NB	All measures are reasonably accurate approximations and serve only as an indication of scope, and should therefore not be regarded as absolute values when calculating costs. The onus is on the contractor to verify measures.