



SCOPE OF WORK

Request for a Service provider to perform service on **General Building Maintenance**, for a period of **36 months**.

OEM shall always be respected

All work shall be guaranteed for 3 (three) months

Justification process for a suitable vendor will initial the following:

Ensure that all activities (installation + equipment & spares) is completed according to the applicable **legislation** and **standards** and acceptable quality of the Airports Company SA – which is detailed, but not limited to, the list below:

- Occupational Health & Safety (OHS) Act (act 85 of 1993)
- Applicable SANS standards

All work (supplied equipment) must be signed off by way of completing the attached Service & Repairs Report Sheet – which needs to be completed in full prior to the processing of payments.

Note that the maximum allowances to be made provision for, is indicated in the fields below. However, only actual quantities will be invoiced for. Should you feel based on expertise and experience that the listed allowance is not adequate – please indicate so on the quotation. This implies that all prices must be indicated per applicable unit, i.e.

- Labor = Each (per activity completed in full according applicable published standards)
- Material / Spares = per standard length; or per meter; or per square meter

The item list (scope) below was formulated to provide a complete solution to the need's analysis at hand. Should the bidder feel that the scope is not adequate or an alternative method (different scope) may be applied – then they should provide an additional quotation (2nd version) which detail the variance in scope. The bidder must still provide a **cost breakdown** on quotation for the scope detailed below – as it will be utilized to determine the winning bid.

Find additional information on Detailed Scope of works

EQUIPMENT INVENTORY

1	PLUMBING AND ABLUTIONS	GEYSERS
		ABLUTIONS
		PIPE LEAKS
2	BUILDING MAINTENANCE	ROOF
		CEILING
		TILING AND CARPETS ON FLOORS OR WALLS
		WALLS AND WINDOWS
		DOORS AND SHOP FRONT
		STEEL WORK
3	PAINTING	WALLS AND STEEL STRUCTURE
4	UNDER COVER PARKING	STEEL COVERS AND SHADE NETS

1. Detailed Scope of Works

The objective of the provision of building maintenance and ensure that all activities (installation + equipment & spares) is completed according to the applicable legislation and standards and acceptable quality of the Airports Company South Africa – which is detailed, but not limited to, the list below:

- Occupational Health & Safety (OHS) Act (act 85 of 1993)
- Applicable SANS standards

Bram Fischer International Airport (BFIA) is therefore seeking services from contractors who have at least five (5) years continuous working experience in the provision of building maintenance which includes installation, supply of equipment and spares services.

The appointed contractor will be required to maintain the airport's building facilities with maintenance services as and when required. See attached scope of work. The Contractor shall provide fixed rates based on work done as per agreement.

Repairs – responding to breakdowns, callouts and restoring the equipment to safe working conditions within agreed timelines.

Reporting – diagnosing faults and breakdowns and providing failure analysis and recommendation reports on a timely basis.

Scope of Works would include the following:

The Contractor will be responsible for repairs as required on a call out procedure at Bram Fischer International Airport. Maintenance work will include Painting, Plumbing, General Building Maintenance, maintenance signage, environmental maintenance and parking structure at all buildings at Bram Fischer International Airport. All maintenance work is to be recorded on check sheets and submitted to the Service Manager. The contractor is required to submit a monthly report detailing activities carried out and Structure status.

ITEM	DESCRIPTION	UNIT
1	Temporary/permanent Permits and Airside Safety Induction cost.	Provisional Sum
2	Safety File	Provisional Sum
3	Rental of aerial work platform (cherry picker)	Day
4	Rental of aerial work platform (+12 Ft step Ladder)	Day
5	Call-out Fee	Each
6	Rental of aerial work platform (Scaffolding)	Day

ITEM	DESCRIPTION	UNIT
1	Plumbing and Ablutions	
1.1	Geysers:	
1.1.1	Replace Element	Each
1.1.2	Replace thermostat	Each
1.1.3	Replace geyser	Each
1.1.4	Repair geyser pipe leaks	Each
1.1.5	Replacing of Zinc	Each
1.1.6	Repair of Zinc	Each
1.1.7	Replacement of the water purifier filters	Each
1.1.8	Repairs of the water purifier despiser	Each
1.2	Ablutions:	
1.2.1	Replace broken seats with the same quality	Each
1.2.2	Replace sensors to toilet pans (flush master)	Each
1.2.3	Repair sensors to toilet pans (flush master)	Each
1.2.4	Replace sensor to urinals (flush master)	Each
1.2.5	Repair sensor to urinals (flush master)	Each
1.2.6	Tap replacement (metering tap)	Each
1.2.7	Tap replacement (ordinary tap)	Each
1.2.8	Replace to leaking basin mixer	Each
1.2.9	Repair to leaking basin mixer	Each
1.2.10	Repair leaks to the basin tray	Each
1.2.11	Repair leak to urinal trap	Each
1.2.12	Repair leak to toilet pan connector	Each
1.2.13	Unblocking urinals	Each
1.2.14	Unblocking toilet pan	Each
1.2.15	Unblocking basin	Each
1.2.16	Unblocking of drains	Hours

1.2.17	Valve replacement	Each
2	Call out	
2.1	Jetting of sewer lines as a response to blockage	Each
2.2	Chemically treat sewer lines as a response to blockage	Each
2.3	Attending to pipe bursts inside the various at the Airport	Each
2.4	Unblocking Urinals	Each
2.5	Unblocking or cleaning of toilet pan/toilet	Each
2.6	Unblocking basin	Each
2.7	Unblocking of geysers	Each
3	BUILDING MAINTENANCE	
3.1	Roof	m
3.1.1	Waterproofing of leaking roofs	m
3.1.2	Replace skirting boards	m
3.1.3	Replace faulty gutters	m
3.1.4	Cleaning of gutters	m
3.1.5	Replace downpipes	m ²
3.1.6	Unblocking downpipes	m ²
3.1.7	Maintenance of asbestos	m
3.1.8	Replacement of rusted or damaged roof sheets	Each
3.1.9	Replacement of facial boards	m ²
3.1.10	Replace faulty roof screws	m
3.2	Ceiling	
3.2.1	Replace ceiling tiles	Each
3.2.2	Repair ceiling tiles	Each
3.2.3	Repair broken suspended ceiling installations	m ²
3.3	Walls and Windows	
3.3.1	Replace broken glass windows and accessories	Each
3.3.2	Replace broken hinges and handles	Each
3.3.3	Repair cracks and chip marks on walls	m ²
3.3.4	Repair damaged walls	m ²
3.3.5	Repair cracks and holes in concrete / cement	m ²
3.3.6	Replace damaged paving bricks	m ²
3.3.7	Plastering	m ²

3.3.8	Restore Alignment of doors	Each
3.3.9	Restore Alignment of windows	Each
3.4	Doors and Shop front	
3.4.1	Replace door locks	Each
3.4.2	Repair locks	Each
3.4.3	Unlock faulty locks (where keys are broken-off / lost)	Hours
3.4.4	Replace door hinges	Each
3.4.5	Repair door hinges	Each
3.4.6	Replace the door	Each
3.4.7	Replace lost keys	Each
3.4.8	Replace faulty doors	Each
3.4.9	Replace faulty windows frame	Each
3.4.10	Restore Alignment of doors	Each
3.4.11	Restore Alignment of windows	Hours
3.5	Locksmith service	
3.5.1	Installs, services, and repairs various types of locks	Each
3.5.2	Disassembles locks; repairs and replaces worn tumblers, springs, and other parts	Each
3.5.3	Key Cutting	Each
3.5.4	Door replacement	Each
4	Painting	
4.1	Repair cracks and paint	m^2
4.2	Painting of walls	m^2
4.3	Painting of faded walls (1 coat of paint)	m^2
4.4	Painting of faded walls (2 coats of paint)	m^2
5	Building Signages Maintenance	
5.1	Ablution signage	Each
5.2	Installation of LED signage (Per Word)	Each
5.3	Way-finding signage	Each
5.4	Installation of LED signage (Per Board)	Each
6	Tiling and carpets on floor or walls	
6.1	Replace ceramic tiles, like for like	m^2
6.2	Replace broken (cracked / chipped / hollow / worn / thorn) tiles	m^2

6.3	Repair tile edging (aluminum / PVC)	m ²
6.4	Replace carpets, like for like	m ²
6.5	Replacing Partitioning	m ²
6.6	Repairing Partitioning	m ²
6.7	Repair tile grout	m ²
6.8	Repair edging / skirting	Each
7	Steelwork	
7.1	Repair and welding of steel work	Hours
7.2	Repair and welding of stainless steel (Chrome)	Hours
4	Under cover parking's	
8.1	Tension of shade nets for the under covered parking 1 bay	Each
8.2	Tension of shade nets for the under covered parking 2 bay	Each
8.3	Tension of shade nets for the under covered parking 3 bay	Each
8.4	Repairing and stitching of torn shade nets	Each
8.5	Replacement of cantilever dome design net 7,8 x 5,27	Each
8.6	Replace of steel structure	Each
8.7	Repair of steel structure	Each