

ANNEXURE 14

PRICING SCHEDULE

TDR FOR PROVISION OF INTEGRATED FACILITIES
MANAGEMENT AT TRANSNET CARLTON CENTRE
PRECINCT FOR A PERIOD OF 3 YEARS

FIXED COSTS (PLANNED WORK)

#	FOCUS AREA	FIXED COSTS Excl VAT FOR YEAR 1	FIXED COSTS Excl VAT FOR YEAR 2	FIXED COSTS Excl VAT FOR YEAR 3
Non-Technical (provision of service)		Year 1	Year1	Year 3
1	Cleaning operations, equipment, tools, PPE, and consumables	R	R	R
1a	Labour costs for 110 cleaning staff including team's leaders (to be distributed according to Transnet operational needs in all Buildings in the Precinct) – (Refer to Annexure E)	R	R	R
2	Horticulture operations, equipment, tools, PPE, and consumables	R	R	R
2a	Labour costs for 2 Horticulture staff including team leader - (Refer to Annexure E)	R	R	R
3	Waste Management operations, equipment, tools, PPE, and consumables	R	R	R
3a	Labour costs for 6 waste sorting staff - (Refer to Annexure E)	R	R	R
4	Hygiene and Pest Control operations, equipment, tools, PPE, and consumables	R	R	R
4a	1 st grade double ply Toilet paper – 140 000 rolls per year	R	R	R
4b	1 st grade single ply Toilet paper – 100 000 rolls per year	R	R	R
4c	Paper towel – 42 000 rolls per year	R	R	R
4d	Hygiene labour costs x 6 (Refer Annexure)	R	R	R
5a	Fire Fighting and Gas Installation Equipment service and statutory certification including personnel/ 3 rd party service provider costs	R	R	R

#	FOCUS AREA	FIXED COSTS Excl VAT FOR YEAR 1	FIXED COSTS Excl VAT FOR YEAR 2	FIXED COSTS Excl VAT FOR YEAR 3
5b	Maintenance of 54x Fire panels with sensors	R	R	R
Technical (routine service and maintenance work)				
6	Air Condition Equipment operations, equipment, tools, PPE, and consumables	R	R	R
6a	Labour costs for 6 Air Condition staff incl. team leader	R	R	R
7	Electrical Maintenance operations, equipment, tools, PPE, and consumables	R	R	R
7a	Labour costs for 3 electrical technical workers	R	R	R
7b	Labour costs for 3 electrical qualified worker	R	R	R
8	Lifts and escalator service and statutory certification including 4x permanent on-site personnel/ 3 rd party service provider costs	R	R	R
9	Civil Maintenance operations, equipment, tools, PPE, and consumables	R	R	R
9a	Labour costs for 3 Civil technical workers	R	R	R
9b	Labour costs for 3 Civil qualified worker	R	R	R
10	Health and Safety, training and on-boarding of teams and staff.	R	R	R
11	As and when required Activities (Variable / Pass though Costs)	DO NOT QUOTE – Transnet will reserve funds separate from the fixed quoted prices above and below.		
12	Proposed percentage Mark-up on variable costs	%	%	%

#	FOCUS AREA	FIXED COSTS Excl VAT FOR YEAR 1	FIXED COSTS Excl VAT FOR YEAR 2	FIXED COSTS Excl VAT FOR YEAR 3
	ON SITE MANAGEMENT TEAM and CONTRACT MANAGEMENT			
	Facilities Manager x1	R	R	R
	Technical Coordinator x1	R	R	R
	Soft (non-technical) Services Coordinator x1	R	R	R
	Health and Safety Coordinator x1	R	R	R
	Help desk operators x2	R	R	R
	1ton light commercial vehicle with tow bar inclusive of fuel, driver, and maintenance for 15000km per annum x1	R	R	R
	Contract Project Management, overheads, and profits	R	R	R
	TOTAL VALUE PER YEAR EXCL VAT	R	R	R
	TOTAL VALUE PER YEAR INCL VAT	R	R	R
	TOTAL CONTRACT VALUE FOR 3 YEARS EXCL VAT	R		
	TOTAL CONTRACT VALUE FOR 3 YEARS INCL VAT	R		

Note1:

- Transnet will provide office space with telephone numbers for office-based employees (Facilities manager, Technical and Non-technical coordinator, Safety Coordinator and help desk personnel)
- Only the Facilities Manager, Technical and Non-technical coordinator will have cell phone access to communicate with stakeholders, etc.

Note2:

- The contract value will be awarded based on competitive Fixed costs which are pre-determined as per specification Annexures issued and on-site labour requested to attend to day-to-day maintenance requirements only.
- The price offered must be based on the required personnel, specification, intervals, quantities, and intervals indicated on this tender document, specification, and SLA. It must also include consumables, tools, equipment and labour, supervisors, and all required resources to provide facilities management and facilities services.
- Transnet Property (TP) will reserve budget separate from the contract for unplanned or unforeseen costs herein referred to Variable or Pass-Through costs. These variable costs will be outsourced by TP, paid through the service provider and handled by means of a management fee.
- Services performed through Variable costs outsourced to 3rd party service providers include but not limited to labour, spares and material outside of the fixed costs.
- The management fee will be charged on a fixed premium of not more than **12%** of the outsourced value (Percentage to be finalised during award negotiations).
- Transnet intends **not to** escalate the contract value more than yearly inflation for the contract period (3 years), therefore **Bidders are required to quote on a yearly basis inclusive of the estimated possible escalations over 3 years.**
- All salaries quoted must be in line with statutory or Government gazetted rates where applicable or be comparable with the industry norm or rates over 3 years. (Refer to **Annexure E**)