

SUPPLY CHAIN MANAGEMENT

PROJECT DESCRIPTION: PLUMBING MAINTENANCE CONTRACT UMJANTSHI
HOUSE, SHOSHOLOZA MEYL JUNCTION AND GAUTENG
NERVE CENTRE

TRANSACTION: SCOPE OF WORK

SUBJECT: PROVIDE FOR 36 MONTHS AS & WHEN PLUMBING
MAINTENANCE CONTRACT.

DEPARTMENT: PRASA CRES: CAMPUS FACILITIES MANAGEMENT

SCOPE OF WORK FOR AS & WHEN PLUMBING MAINTENANCE CONTRACT

1. DESCRIPTION OF WORK

BACKGROUND

Campus FM Is a department that require maintenance on a daily basis, therefore as & when contractors support is essentially vital as our own (Prasa Cres Campuses) Buildings at times do not have adequate capacity to urgently execute the work, more especially emergency jobs. Consequently, facilities department urgently requires support as and when is crucial to accomplish the work that needs to be outsourced.

GENERAL SCOPE OF WORKS

General Plumbing Works, boilers, Hydro boiler, Drainage, Sewer network and storm water drainage. Servicing & Maintenance will be carried out as & when required at Prasa House building that is managed by Campuses & Special Projects department.

contract period and grading

- 36 months
- Grading – 3SO OR Higher

2. SCOPE OF WORK AND AREAS OF FOCUS

a) SCOPE OF THE DESIRED SOLUTION

To appoint (1) general plumbing contractors on an As and When basis to repair and maintain the facilities for a period of 36 months in Campus Buildings.

Campus Buildings

Building Name	Address
Umjantshi House	30 Wolmarans Street, Braamfontein. JHB
Shosholoza Meyl Junction	Cnr. Simmonds and Leyds, Braamfontein. JHB
Gauteng Nerve Centre	Cnr. Pretoria Road & R25, Esselen Park. Kempton Park

The scope of works will cover repairs, and maintenance as required, but not limited to the following plumbing related works as noted below.

Access ways:

- Sanitary hardware and fittings
- Sewer Networks
- Water Networks

Plumbing related building works internal structures

- Piping
- Geyser
- Wall tiles
- Floor tiles
- Ceiling
- Walls

Plumbing related building works internal structures

- Supply and Install Sanitary Hardware

- Supply and Install Sanitary Fittings

Network Infrastructure

- Sewer network facilities
- Septic tank facilities
- Water network facilities

b) DETAILS ON THE PREFERRED SOLUTION

The preferred solution shall address the issues of capacity and staff shortages by introducing a contractor that will be allocated at Campus Facilities in order to achieve the acceptable business turnaround time in response to emergency repairs and unplanned maintenance.

3. SPECIFICATION OF THE WORK OR PRODUCTS OR SERVICES REQUIRED

a) SPECIFICATION- AS AND WHEN: GENERAL PLUMBING REPAIRS AND MAINTENANCE.

PREAMBLE

PRASA CRES Facilities department has a mandate to the general upkeep of PRASA Group Facilities here in referred to as all buildings, plants and equipment's. In its endeavor to achieve the said mandate its service provisions cover the following:

- Preventative Maintenance
- Periodic Maintenance
- Routine Maintenance
- Deferred Maintenance
- Reactive Maintenance

With the following Priority Levels:

- **Emergency** - an incident that threatens, endangers personal safety or property and prevents or limits the usage of a building, plant and equipment.

- **Urgent** – an incident that does not threaten, endanger personal safety or property but does prevent or limit the usage of a building, plant and equipment.
- **Non-Urgent** - an incident that is defined or falls under the general repairs, deferred maintenance or reactive maintenance of a non-urgent nature, where a building, plant and equipment is secured and use of it is not disrupted.

Service performance measurements and expectations

- **Emergency & Urgent Faults** - Response time for emergency items shall be 24 hours from the call out time and completion as per marked related time to repair the fault as per job card or work order.
- **Normal Faults** - Response time for non-emergency items shall be within working days stipulated in the works order from the call out time and completion as per marked related time to repair the fault.

Completion of works, upon the completion of work the service provider must submit the following:

- Signed job card by the Project Manager or leader (job completion form)
- Guarantee/ Warranty certificates to cover a free maintenance period
- Maintenance programs or plan
- New installations for General Plumbing related items
- Maintenance manuals
- C.O.C and other related statutory / regulatory documentations

Safety and Quality of Materials and Workmanship:

- All materials supplied to be SABS approved and workmanship to meet the requirements of the PRASA Norms, Guidelines and Standards (NGS) and the National Building Regulations (NBR).
- All work performed on PRASA premises to comply with the requirements of the Occupational Health and Safety Act of 1993.

- The successful bidder shall be required to comply with the regulations issued in terms of the Disaster Management Act in relation to COVID-19.
- Works with poor workmanship will not be signed off and PRASA CRES reserve the right to withhold payments until satisfied with the quality of the works.

Non-Compliance:

Safety – PRASA CRES Facilities Department will at all times ensure that work is performed in accordance with all the prescribed legal prescripts and indemnifies itself from taking any responsibility if any service provider appointed violates these statutory prescripts.

Response time – if an appointed service provider as per the General provisions of the As and When fails to adhere to the priority levels as prescribed, PRASA CRES Facilities Department hereby reserves the right to penalize the service provider to a penalty fee of 10% of the value of the contract and if this provision is continually violated the contract will be terminated.

Guidelines for variations

- No payments will be processed or entertained pertaining to deviations from the original scope of work.
- No approval will be granted for deviation and the contractor shall ensure that the work done is as approved by the project manager.

MATERIAL LIST

ITEM	DESCRIPTION	QTY	RATE
1	Vacuum breaker	1	
2	Temperature, pressure safety valves 600kpa	1	
3	200L geyser	1	

4	3KW element	1	
5	220V 2P thermostast	1	
6	10L hydro-boiler	1	
7	Hydro-boiler thermostat kit	1	
8	Toilet seat	1	
9	Flush master	1	
10	Urinal flush valve	1	
11	PVC pipe 110mm/m	1	
12	PVC pipe 50mm/m	1	
13	Galvanized pipe110mm/m	1	
14	Galvanized pipe 50mm/m	1	
15	Flush master Cartridge	1	
16	Ball valve mini mx	1	
17	Bottle trap	1	
18	S-trap	1	
19	Mixer tap	1	
20	Pillar tap	1	
21	Star standard hose pillar tap	1	
22	Wall type sink mixer	1	
23	Sink mixer, two handles	1	
24	Heavy sink mixer	1	
25	Star extended bibtap -1/2" light pattern	1	

4. TECHNICAL / FUNCTIONALITY REQUIREMENTS

- Qualifying bidders shall be evaluated on technicality / functionality after meeting all compliance requirements outlined above.

- The minimum threshold for the technical/functionality requirements is 60%. Bidders who score below the minimum requirement shall not be considered.

NOTE: The Technical or Functionality criteria must be guided by the project scope of works and area of focus.

Scoring of Functionality:

Responsive tenders will firstly be evaluated on functionality. The minimum score for functionality is 60% and a bidder who scores below this minimum shall not be considered for further evaluation in terms of the preference point systems.

CRITERIA	SUB-CRITERIA	SCORING	WEIGHT
Track Record of the Contractor on General plumbing Work projects previously executed. Proof of Projects executed prior CIDB regulation changes in October 2019 within level	Full points are allocated for track record of 5 projects on General plumbing Work executed and completed by Bidder in consideration in the last 7 years (2016-2022). 1. Appointment letter from client, on Client Letterhead 2. Reference Letter from the client, on Client Letterhead, signed or stamped with contactable references.	0 points = No proof or submission 1 point = Proof of 1 or less projects of similar type of scope or projects not of similar scope and scale 2 points = Proof of 2 projects of similar type of scope 3 points = Proof of 3 projects of similar type of scope 4 points = Proof of 4 projects of similar type of scope 5 points = proof of 5 projects or more of similar type of scope	35



CRITERIA	SUB-CRITERIA	SCORING	WEIGHT
3SO grading will also be accepted. Project must still fall within the 2016-2022 period.			
Key Staff (assigned site personnel) in relation to the scope of work	List all Site Staff proposed for this Contract including experience with copies of CV's, Trade Test / Certificates. Trade or relevant certificates within the construction industry. (A Contractor is required to have a minimum of 3 plumbers (Artisans) this part will be included in special conditions/scope of works.)	0 point: No submission or no proof of key staff provided. 1 point: 0 to 1 years' average experience of all (Artisan/s) Plumber with plumbing Trade Test Certificate 2 points: More than 1 to 2 years' average experience of all (Artisan/s) Plumber with Plumbing Trade Test Certificate 3 points: More than 2 to 3 years' average experience of all (Artisan/s) Plumber with Plumbing Trade Test Certificate	35



CRITERIA	SUB-CRITERIA	SCORING	WEIGHT
		4 points: More than 3 to 4 years' average experience of all (Artisan/s) Plumber with Plumbing Trade Test Certificate 5 points: More than 4 and above years' average experience of all (Artisan/s) Plumber with Plumbing Trade Test Certificate	
Resource Availability	Proof of ownership or rental of plant and equipment (ownership certificates of vehicles form traffic dept) from supplier ○ Drilling machine ○ Grinder machine ○ LDV (Bakkie) ○ Jackhammer ○ Scaffolding ○ Submersible Pump ○ Jetting machine ○ Sewer steel rods Note: • For rental of plant and equipment a letter of intent on the letter head of the rental company or rental agreement will be sufficient. • For ownership of plant and equipment a list on a company letter head and signed by the company director will be sufficient.	0 Point – No submission provided 1 Point – 1 listed item or irrelevant submission 2 Points – 2 or 3 listed items 3 Points – 4 or 5 listed items 4 Points – 6 or 7 listed items 5 Points – 8 listed items and above Note that by providing more quantities of the same item no additional points will be awarded i.e. two watercarts will be awarded 1 point.	30



CRITERIA	SUB-CRITERIA	SCORING	WEIGHT
	• For ownership of a bakkies only proof from Traffic Dept will be accepted.		
TOTAL			100

5. LABOUR RATES BILL

Bill No. 1

Part C2.2 - BILL OF QUANTITIES

As and When for Plumbing Works

Item	DESCRIPTION	UNIT	RATE
1	The contractor will indicate what percentage mark-up will be added to material used.	%	
2	The contractor will indicate what percentage will be added for the hire or use of his own specialist equipment(proof of cost per/hr must be submitted with invoices)	%	
3	The contractor will indicate his administration fee for work sub-contracted to third parties expressed as a percentage of the total value of work sub-contracted out.	%	
4	The contractor is to tender his total cost per hour per artisan and labourer to perform Plumbing and Drainage Work during normal working hours as describe in clause 8 of the contract Data. This cost shall be average between the furthest and the closest building covered in terms of this contract. This cost includes traveling cost but to exclude material, which has previously been dealt with in this contract.	PER ARTISAN/HR	R
		PER LABOURER/HR	R
5	The contractor is to tender his total cost per artisan and labourer to perform Plumbing and Drainage Work during afterhours as described in clause 8 of the contract data. This cost shall be averaged between the furthest and the closest building covered in terms of this contract. This cost to include traveling costs but to exclude material, which has previously been dealt with in this contract.	PER ARTISAN/HR	R
		PER LABOURER/HR	R
6	The contractor is to tender his total cost per hour per artisan and labourer to perform Plumbing and Drainage Work on a Sunday and public holiday as described in clause 8 and the closest building covered in terms of this contract this cost to include traveling costs but to exclude material. Which has been dealt with in this contract	PER ARTISAN/HR	R
		PER LABOURER/HR	R
7	The contractor is to tender his total cost per artisan and labourer should he arrive at site and find no fault and this cost will be the same for normal working hours, after hours, Sunday and paid public holiday. No additional costs may be claimed as per sections 1 to 6 above should no fault be found	PER ARTISAN/HR	R
		PER LABOURER/HR	R

Tenderer _____

Witness

1. _____

Date _____

Witness

2. _____



Final Summary		Total Amount
Bill No.1	Labour Rates	
	SUB TOTAL	
	ADD VAT 15%	
	GRAND TOTAL	