

ANNEXURE 11

CLAUSE BY CLAUSE

TDR FOR PROVISION OF INTEGRATED FACILITIES
MANAGEMENT AT TRANSNET ISANDO, ELANDSFONTEIN AND
SENTRA RAND PRECINCT FOR A PERIOD OF 3 YEARS

Compulsory and Mandatory Clause by Clause compliance

Item	Description	Compliance to specification	
		Yes	No
1	Maintenance of the following (mandatory requirements):		
1.1	Building structure and fabric, including the following structural components : walls, balconies, roofs, bird netting, ceilings, doors, PWD facilities, windows, concrete work and civil work		
1.2	Water supply quality and water storage tanks and pumps including provision of emergency water supply in the event of municipal water interruption		
1.3	Water and effluent reticulation including plumbing (washer replacement, shower heads, flush masters), sewer and storm water pits, pumps and drainage.		
1.4	Paved areas , access road and parking areas		
1.5	Internal and external plants		
1.6	Electrical low Voltage distribution , substations, electrical distribution boards and electrical installations in the facilities annually		
1.7	Electric Lighting and Lighting Control,		
1.8	Lightning protection and earthing		
1.9	Electrical geyser installation		
1.10	Mechanical plant and equipment such as Heating, Ventilation and Air-conditioning units and systems, extractor fans in parking areas, ablution, etc., Lift installations, Pumps, and standby generators		
1.11	Fire prevention and protection systems and related equipment such as fire detection and alarm, intercom, sprinklers, hydrants, hose reels and fire extinguishers		
1.12	Office furniture, carpeting, window blinds, handrails, doors, Key's replacement etc.		
1.13	Access controlled doors, gates and metal detectors.		
1.14	Boom gates		
1.15	Emergency break glass units		
2	Provision of the following (mandatory requirements):		
2.1	Rental walk-off mat at all entrances		
2.2	Labeling of equipment and creation of an inventory register		
2.3	Provision of fuel for standby generators as required		
2.4	Technical access control equipment maintenance		
2.5	Asset tagging for verification		
2.6	Cleaning services, internal and external (entrances and surrounding areas) and windows, including deep cleaning of carpets, tiling and furniture, deep cleaning of parking areas and degreasing.		
2.7	Cleaning of archives, storerooms and libraries including shelving and treatment for fish moth infestation.		
2.8	Boardroom and pause area maintenance including preparation for meetings, tea-service, etc. Cleaning of canteen facility when put in place.		
2.9	Hygiene, Sanitation Services and deep cleaning all ablution facilities on quarterly basis		
2.10	Rendering of pest control services to office buildings on quarterly basis or on an as and when basis, including vermin, insects and bird control, etc.		
2.11	Landscaping, gardening service including weed control and provision and maintenance of internal plants.		
2.12	Supply and maintenance of smoking booths and provision of ashtrays for external smoking facilities in accordance with smoking legislation		
2.13	Provision of waste sorting and disposal per Transnet specification		

Item	Description	Compliance to specification	
		Yes	No
3	Successful Bidder will be given 30 calendar days to attend to contract execution preparatory work to ensure the following (mandatory requirements):		
3.1	Training and induction of staff		
3.2	Purchasing of required uniform including PPE clothing , equipment, tools, and consumables		
3.3	Finalisation and confirmation of public liability insurance		
3.4	Ordering of critical resources to resume the contract		
3.5	Identification of on-site workstation		
3.6	Compiling of a comprehensive inventory of the buildings, structures, plant and equipment.		
3.7	Acquisition or compiling of network drawings, single line diagrams including but not limited to the floor-plans, water, air, gas supply reticulation.		
3.8	Acquisition of all relevant documents for the operation and maintenance of the plant and equipment.		
3.9	Provision of a 1ton pick-up vehicle with tow bar @15000 km per annum		