



Operations: DFC Maintenance

RFP UJ 61/2022 SERVICE AND MAINTENANCE OF SUMP PUMPS AT Qoboza Klaaste (QK) and other BUILDINGS AT DOORNFONTEIN CAMPUS

Background

The University of Johannesburg (UJ) seeks to obtain the services of a suitable service provider for the servicing and maintenance of Sump Pumps at buildings at Doornfontein (DFC) campus. This is for a three (3) year contract

SPECIFICATION AND BOQ

A) SITES

1. Sump Pumps

- Qoboza Klaaste basement x 30
- Qoboza Klaaste assets stores x10
- Resolution Circle electrical stores x 1
- Robin Crest lift pit x 1
- Qoboza Klaaste jockey x 2
- Clinic lift pit x 2
- Kopano Circulation pumps x 2

2. Pressure Pump

- Basement x 11
- Student Centre x 1
- Maropeng building x 1
- Kopano x 2

3. Control Panels

- Qoboza Klaaste basement x19
- Qoboza Klaaste assets store x 5
- Robin Crest x 1
- Clinic x 1

4. Float switches

- Qoboza Klaaste basement x 19
- Qoboza Klaaste assets store x 5
- E-meters need service once per year x 3
- Clean strainers when servicing x 5

B) SERVICE THREE TIMES A YEAR

- Minor Service - March
- Major Service – July
- Minor Service – November

Note:

- The service provider must complete the service sheet and place stickers with the date that the service was done on the equipment.
- All service sheets must be signed by the relevant UJ staff.

C) BREAKDOWNS/CALLOUTS

- Respond within 2 hours
- Resolve within 24 hours

D) PRICING

- Price for three - year period of the contract with escalations.

(Please price as per RFP UJ 61/2022 – Pricing Schedule (Annexure A))

E) MINOR SERVICE

- a) Check electrical condition of insulation on power cable(s) and on all phases of the motor (in Meg Ohms).
- b) Check for any loose or faulty electrical connections within the control panel.
- c) Check that all switches and indicator lights are working
- d) Check voltage supply between all phases of the electrical control panel.
- e) Check voltage balance between all phases on the load side of the pump / control panel with pump/ pump running (VAC).
- f) Check amperage drawn on all phases of the motor (in Amps).
- g) Check condition and operation of the motor thermal protection control system (if equipped).
- h) Removal of pump from the pit station for physical inspection.
- i) Check condition and operation of leakage and bearing sensors
- j) Check for any unusual noise in the upper and lower bearings.
- k) Clean, reset and check operation of the level control system
- l) Check for physical damage of power and control cables.
- m) Check operation of valves and associated equipment.
- n) Clean strainers when servicing
- o) Sweep and clean the area around the pumps
- p) Check stop/start buttons, circuit breakers, overloads & contactors
- q) Change the filters

E) MAJOR SERVICE

- a) Check electrical condition of insulation on power cable(s) and on all phases of the motor (in Meg Ohms).
- b) Check for any loose or faulty electrical connections within the control panel.
- c) Check that all switches and indicator lights are working
- d) Measure resistance between windings (in Ohms).
- e) Check voltage supply between all phases of the electrical control panel.
- f) Check voltage balance between all phases on the load side of the pump / control panel with pump/ pump running (VAC).
- g) Check amperage drawn on all phases of the motor (in Amps).
- h) Check condition and operation of the motor thermal protection control system (if equipped).

- i) Removal of pump from the pit station for physical inspection.
- j) Check condition of upper and lower shaft seals (inspect condition of motor / stator housing, if applicable).
- k) Check condition and operation of leakage and bearing sensors (if equipped).
- l) Check for worn or loose impeller or propeller.
- m) Check impeller wear rings (rotating & stationary)
- n) Adjust clearances as needed for optimal operation.
- o) Check for any unusual noise in the upper and lower bearings.
- p) Clean, reset and check operation of the level control system (if equipped).
- q) Check for physical damage of power and control cables.
- r) Check for correct shaft rotation.
- s) Clean strainers when servicing
- t) Service E-meters
- u) Sweep and clean the area around the pumps
- v) Check stop/start buttons, circuit breakers, overloads & contactors
- w) Change the filters

Note: Replacement parts must be quoted before replaced, and contract owner should approve first.
List of defects must be submitted in a report accompanied by a quotation for remedial work.