



**SPECIFICATION FOR APPOINTMENT OF LIFT INSPECTOR OR INSPECTION SERVICE PROVIDER FOR ALL LIFTS  
FOR THE UNIVERSITY OF JOHANNESBURG  
SPECIFICATIONS**

The University of Johannesburg (UJ) invites service providers to tender for appointment of lift inspector or inspection service provider for Lifts at all UJ campuses and associated facilities namely: Auckland Park Kingsway Campus (APK), Auckland Park Bunting Road Campus (APB), Doornfontein Campus (DFC), Soweto Campus (SWC), and other lifts in UJ, or UJ linked facilities as per schedule, for a (1) one-year period with option to extend for an additional (2) two years based on performance and for a total of (3) three years, as per the specification contained in this document.

**1. PURPOSE**

UJ requires to appoint suitably qualified persons or organizations for the following work at the University of Johannesburg: for appointment of lift inspector or inspection service provider for Lifts at all four (4) campuses and other lifts in UJ, or UJ linked facilities as per schedule. The lift inspector or inspection service provider shall perform duties as outlined in Regulation 6 of the Occupational Health and Safety Act (Act 85 of 1993). Over and above the statutory requirements of Regulation 6, the service provider shall provide the following services:

- • Issue a monthly report with lift statuses or inspections, call outs and number of stops.
- • Maintain elevator asset registers and associated prescribed documentation.
- • Mandatory lift inspections and issuing of relevant certification including Annexures as per legislation.
- • React and manage any escalated situations.
- • Perform routine condition assessments (On safety components etc.).
- • Coordinate fire drills and emergency power checks on all the lifts (record of lift safety response during testing to be documented and kept on the lift compartment or motor room).
- • Involved during newly constructed or upgraded lift handover.
- • Involved in post-service meetings with the lift service provider (maintenance service provider).
- • Service provider will be required to be on standby for emergencies and call outs at all times
- • The service provider shall attend the call out within 1 hour (60 minutes)

Lift Portfolio is attached as **Appendix A**

**Exclusions:**

- • Repair and maintenance of lifts
- • Call out and emergencies will be quoted for and paid for by the client.

**2. LEGAL COMPLIANCE**

All work to comply with the Occupational Health and Safety Act (Act 85 of 1993), SANS 1545-1, SANS 1545-2, SANS 1545-3, SANS1545-4 and SANS 53015, SANS 10142 and all other applicable standards and regulations.

### **3. COMPILING OF SAFETY FILE**

It is a requirement that the appointed service provider be able to supply the university with a Safety File with the items listed below; where applicable to the scope of work being tendered upon

- • Section 37 (2) (Mandatory agreement)
- • Project description/Scope of work
- • Risk Assessments
- • Safe Work Procedures
- • COVID Compliance where applicable
- • Personal Protective Equipment
- • Checklists of all equipment
- • Details of employees on site
- • Appointment letters
- • Letter of good standing/Insurance
- • Incident Management
- • Emergency Plan &Emergency numbers
- • Waste Management
- • Material Safety Data Sheets (if applicable)
- • Fall Protection Plan
- • Health and Safety Policy
- • Tool box talks
- • Safety meetings
- • Monthly Health & Safety Rep inspection sheets
- • Site Safety Rules
- • Training
- • Isolation procedures for electrical contractors
- • Permits (such as Hot work /Confined space entry)

### **4. COMMENCEMENT OF WORK**

The supplier is to commence work within seven (7) days from the issue of an official purchase order from UJ.

### **5. REPORTING**

Upon successful appointment, the service provider will provide a detailed service plan, organize access to perform the services and report all breakdowns to the UJ maintenance coordinator or applicable designated UJ staff member. Post-service meetings will be held with Archibus staff, UJ maintenance manager and maintenance coordinator where the services, any risks, and the mitigation and resolution of risks will be discussed in detail.

### **6. PERFORMANCE**

The following shall be used as basis for measuring the	Service Items	Performance Targets
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service provider's performance: <b>Ref</b>		
1.	<b>Lift Audit Items</b>	No major findings
2.	<b>Response Time to Fault Call</b> <ul style="list-style-type: none"> <li>• a. For emergency</li> <li>• b. General</li> </ul>	<1 hour <1 day
3.	<b>Service Reporting</b> <ul style="list-style-type: none"> <li>• a. Monthly reports</li> </ul>	After every service
4.	<b>Customer Service feedback</b> <ul style="list-style-type: none"> <li>• a. Customer satisfaction Survey will be sent to the users to rate the level of service</li> </ul>	Survey will be done on an annual basis

<b>Appendix A: Lifts details</b>
1. N0; The number of total units.
2. Area; The section within the building the unit can be located.
3. Address; The campus the units can be located.
4. Manufacturer; The company that manufactured the unit.
5. Official Number; The official number received from the Department of Employment and Labour.
6. Type of Unit; The type of unit installed for use to the public.
7. Control Type; Control type installed for each unit.
8. Rated Speed; The maximum speed according to design standard.
9. Rated Load; The maximum load the unit can handle in accordance to design standards

10. Installation Date; The date the unit was originally installed regardless of changes been made during the life of the unit.											
11. Modernisation Date; The date the unit was upgraded.											
12. Number of Landings; The number of floors the unit services.											
1. No	2. Area	3. Maintenance Company	4. Manufacturer	5. Official number	6. Type of Unit	7. Control Type	8. Rated speed	9. Rated load	10. Installation date	11. Modernisation Date	12. Number of Landings
<b>Auckland Park Campus – Total 36 Units</b>											
1	E Ring	Bowie Lifts	Kone	01/L1 551	Passenger	375 LCE Micro-processor	1.6 m/s	1000kg	2004	None	8
2	A Ring	Bowie Lifts	Schindler	02/L5 855	Passenger	5500AP	1.6 m/s	1000kg	2017	None	9
3	A Ring	Bowie Lifts	Schindler	02/L5 856	Passenger	5500AP	1.6 m/s	1000kg	2017	None	9
4	C-Les	Bowie Lifts	Kone	01/L1 553	Passenger	375 LCE Micro-processor	1m/s	1000kg	2004	None	4
5	D-Les	Bowie Lifts	Kone	01/L1 554	Passenger	375 LCE Micro-processor	1 m/s	1000kg	2004	None	4
6	D2 Lab	Bowie Lifts	Otis	01/L5 359	Passenger / Goods	MCS 220-C Gen 2	0.5m/s	2500kg	2013	None	5
7	C1 Lab	Bowie Lifts	Otis	01/L5 360	Passenger / Goods	MCS2 20-C GEN 2	0.5m/s	2500kg	2013	None	5
8	Library	Bowie Lifts	Mitsubishi	JE606 3	Passenger	VDLA	1.75 m/s	1050kg	1974	1999	6
9	Library	Bowie Lifts	Mitsubishi	JE606 4	Passenger	VDLA	1.75 m/s	1050kg	1974	1999	6
10	Library	Bowie Lifts	Mitsubishi	JE606 5	Passenger	VDLA	1.75 m/s	1050kg	1974	1999	8
11	A-B Ring	Bowie Lifts	Mitsubishi	JE610 8	Passenger	VDLA	1.75 m/s	1050kg	1974	1999	9
12	A-B Ring	Bowie Lifts	Mitsubishi	JE610 9	Passenger	VDLA	1.75 m/s	1050kg	1974	1999	9
13	B-C Ring	Bowie Lifts	Mitsubishi	JE611 0	Passenger	VDLA	1.75 m/s	1050kg	1975	1999	9
14	B-C Ring	Bowie Lifts	Mitsubishi	JE611 1	Passenger	VDLA	1.75 m/s	1050kg	1975	1999	9

15	C-D Ring	Bowie Lifts	Mitsubishi	JE611 2	Passenger	VDLA	1.75 m/s	1050kg	1974	1999	9
16	C-D Ring	Bowie Lifts	Mitsubishi	JE611 3	Passenger	VDLA	1.75 m/s	1050kg	1974	1999	9
17	E Ring	Bowie Lifts	Mitsubishi	JE611 4	Passenger	VDLA	1.75 m/s	1050kg	1974	1999	4
18	Magnolia Residence	IFE Elevators	IFE	01/L9 619	Passenger	Metis	1.75 m/s	1050Kg	2022	None	9
19			Magnolia Residence			IFE Elevators			Construction		
20			Moshate Heights			IFE Elevators			Construction		
21	Moshate Heights	IFE Elevators	IFE	01/L9 618	Passenger	Metis	1.75 m/s	1050	2022	None	9
22	Sophiatown Residence	Bowie Lifts	Schindler	2010/L0001	Passenger	MX-GC	1.0 m/s	630kg	2010	None	5
23	Sophiatown Residence	Bowie Lifts	Schindler	2010/L0002	Passenger	MX-GC	1.0 m/s	630kg	2010	None	5
24	Madibeng MEC office	Bowie Lifts	Schindler	01/L2 928	Passenger	MX-GC	1.0 m/s	1000kg	2008	None	4
25	Akanya	Bowie Lifts	Nu-line	02/L2 144	Vertical Lifting Platform	Relay Logic	0.15 m/s	325kg	2013	None	2
26	A-Ring level 2	Bowie Lifts	BC Lift	01/L1 609	Stair Lifting Platform	BC Lift	0.12 m/s	225kg	2005	None	2
27	A-Ring level 2	Bowie Lifts	BC Lift	01/L1 610	Stair Lifting Platform	BC Lift	0.12 m/s	225kg	2005	None	2
28	B-Les level 2	Bowie Lifts	BC Lift	01/L1 611	Stair Lifting Platform	BC Lift	0.12 m/s	225kg	2004	None	2
29	B-Les ground floor	Bowie Lifts	BC Lift	01/L1 612	Stair Lifting Platform	BC Lift	0.12 m/s	225kg	2004	None	2
30	D-Ring	Bowie Lifts	BC Lift	01/L1 613	Stair Lifting	BC Lift	0.12 m/s	225kg	2004	None	2

					Platform						
31	C-Les level 2	Bowie Lifts	BC Lift	01/L1 614	Stair Lifting Platform	BC Lift	0.12 m/s	225kg	2004	None	2
32	C-Les level 4	Bowie Lifts	BC Lift	01/L1 615	Stair Lifting Platform	BC Lift	0.12 m/s	225kg	2004	None	2
33	D-Les level 4	Bowie Lifts	BC Lift	01/L1 616	Stair Lifting Platform	BC Lift	0.12 m/s	225kg	2004	None	2
34	C-Les Deans Office	Bowie Lifts	Sites	01/L3 132	Stair Lifting Platform	Micro processor	0.1m/s	230kg	2008	None	2
35	Auditorium	Bowie Lifts	Delta	02L56 82	Stair Lifting Platform	Delta	0.1m/s	225kg	Jul-05	None	2
36	Auditorium	Bowie Lifts	Delta	02L56 83	Stair Lifting Platform	Delta	0.1m/s	225kg	Jul-05	None	2
<b>Doornfontein Campus – Total 29 Units</b>											
37	Gauta Residence	IFE Elevators	Otis	01/L5 358	Passenger	ACD2 MRL controller	1,75 m/s	1000kg	2013	None	13
38	Gauta Residence	IFE Elevators	Otis	01/L5 357	Passenger	ACD2 MRL controller	1,75 m/s	1000kg	2013	None	13
39	Phumlani Residence	IFE Elevators	Otis	01/L5 355	Passenger	ACD2 MRL controller	1,75 m/s	1000kg	2013	None	13
40	Phumlani Residence	IFE Elevators	Otis	01/L5 356	Passenger	ACD2 MRL controller	1,75 m/s	1000kg	2013	None	13
41	John Orr	IFE Elevators	Otis	01/L5 737	Passenger	ACD2 MRL controller	1,75 m/s	1350kg	2013	None	8
42	John Orr Centre Core	IFE Elevators	Otis	01L57 38	Passenger	ACD2 MRL controller	1,75 m/s	1350kg	2013	None	8

43	John Orr Centre Core	IFE Elevators	Otis	01/L5 739	Passenger	ACD2 MRL controller	1,75 m/s	1350kg	2013	None	8
44	John Orr Centre Core	IFE Elevators	Otis	01/L5 740	Passenger	ACD2 MRL controller	1,75 m/s	1350kg	2013	None	8
45	John Orr West Wing	IFE Elevators	Otis	JE7590	Passenger	LCB 2 controller	1 m/s	1200kg	1986	2015	8
46	John Orr West	IFE Elevators	Otis	JE7592	Passenger	LCB 2 controller	0.5 m/s	4000kg	1986	2015	8
47	John Orr East Wing	IFE Elevators	Otis	01/L5 734	Passenger	ACD2 MRL controller	1,75 m/s	2000kg	2013	None	7
48	John Orr East Wing	IFE Elevators	Otis	01/L5 736	Passenger	ACD2 MRL controller	1,75 m/s	1275kg	2013	None	7
49	Leslie Boyd Library	Otis Elevators	Otis	01/L5 741	Passenger	ACD2 MRL controller	1 m/s	1150kg	2013	None	3
50	Maropeng Admin	IFE Elevators	Schindler	02/L5 857	Passenger	3300AP Controller	1 m/s	657kg	2017	None	3
51	Clinic	IFE Elevators	Schindler	02L5858	Passenger	3300AP Controller	1 m/s	1125kg	2017	None	3
52	Lesedi Residence	IFE Elevators	Schindler	02/L5 859	Passenger	3300AP Controller	1 m/s	400kg	2017	None	4
53	Akani Residence	IFE Elevators	Otis	01/L5 742	Passenger	Gen2 Regen	1.0 m/s	1000kg	2013	none	5
54	Robin Crest Residence	IFE Elevators	Kone	01/L3 618	Passenger	375 LCE Micro-processor	1,6 m/s	900kg	2008	None	12
55.Robin Crest 55	IFE Elevators	Kone	01/L3620	Passenger	375 LCE Micro-processor	1,6 m/s	900kg	2008	None	12	

Residence											
56	Kopano House	IFE Elevators	Otis	01/L5 352	Passenger	ACD2 MRL controller	1.0 m/s	1000kg	2014	None	6
57	Kopano House	IFE Elevators	Otis	01/L5 351	Passenger	ACD2 MRL controller	1.0 m/s	1000kg	2014	None	6
58	Perskor	IFE Elevators	Otis	02/L2 754	Passenger	ACD2 MRL controller	1.0 m/s	1000kg	2014	None	3
59	Perskor	IFE Elevators	Otis	02/L2 755	Passenger	ACD2 MRL controller	1.0 m/s	1000kg	2014	None	5
60	Perskor	IFE Elevators	Otis	02/L2 417	Passenger	ACD2 MRL controller	1.0 m/s	1000kg	2013	None	5
61	Perskor	IFE Elevators	Nu-line	02/L2 424	Goods Only Lift	AX Series Slimline	0.1 m/s	2000kg	2013	None	2
62	Buxton	IFE Elevators	IFE	02/L9 032	Passenger	Metis	1m/s	800kg	2021	None	4
63	Science Building	IFE Elevators	IFE	02/L8 692	Passenger	Metis	1m/s	1000	2020	None	3
64	Synagogue (Kodac)	IFE Elevators	Aritco	02/L2 506	Vertical Platform	Aritco 7000	0.15 m/s	500kg	2013	None	2
65	Student Centre	IFE Elevators	Nu-line	01/L3 673	Vertical Platform	Relay Logic With inverter	0.15 m/s	325kg	2012	None	2
<b>Auckland Park Bunting Campus – Total 23 Units</b>											
66	Ndlovokazi	Bowie Lifts	Otis	01/L5 354	Passenger	ACD2 MRL controller	1,75 m/s	1600kg	2013	None	11
67	Ndlovokazi	Bowie Lifts	Otis	01/L5 353	Passenger	ACD2 MRL controller	1,75 m/s	1600kg	2013	None	11



68	Kilimanjaro	Bowie Lifts	Schindler	02/L5 861	Passenger	5500 CO MX 07	1,75 m/s	1600kg	2018	None	11
69	Kilimanjaro	Bowie Lifts	Schindler	02/L5 860	Passenger	5500 CO MX 07	1,75 m/s	1600kg	2018	None	11
70	Horizon Residence	IFE Elevators	IFE	02/L9 030	Passenger	Metis	1.75m/s	1500kg	2021	None	11
71	Horizon Residence	IFE Elevators	IFE	02/L9 028	Passenger	Metis	1.75m/s	1500kg	2021	None	11
72	Mayine	Bowie Lifts	Otis	01/L5 733	Passenger	ACD2 MRL controller	1.0 m/s	800kg	2013	None	3
73	Mayine	Bowie Lifts	Otis	01/L5 735	Passenger	ACD2 MRL controller	1.0 m/s	800kg	2013	None	5
74	Red level	Bowie Lifts	Otis	01/L1 475	Passenger	MCS 220-C Gen 2	1,0 m/s	630kg	2004	None	4
75	FADA	Bowie Lifts	Schindler	01/L1 731	Passenger	MX-GC	1.0 m/s	1000kg	2006	None	4
76	JBS Park	Bowie Lifts	Otis	01/L8 3	Passenger	MCS2 20M	1.0m/s	1050kg	1999	None	3

77	JBS Park	Bowie Lifts	Otis	01/L8 4	Passenger	MCS2 20M	1.0m/s	1050kg	1999	None	3
78	JBS Park	Bowie Lifts	Otis	01/L8 5	Passenger	MCS2 20M	1.0m/s	1050kg	1999	None	4
79	JBS Towers	Schindler Lifts	Schindler	02/L5 122	Passenger	CO MX 6.2	1.75	1000kg	2016	None	13
80	JBS Towers	Schindler Lifts	Schindler	02/L5 123	Passenger	CO MX 6.2	1.75	1000kg	2016	None	13
81	JBS Towers	Schindler Lifts	Schindler	02/L4 341	Passenger/Goods	CO MX 6.2	1.75	1000kg	2016	None	14
82	Marketing / Entrance	Bowie Lifts	Cibes	01/L3 129	Vertical Platform	A5000 Screw type	0.1 m/s	400kg	2005	None	3
83	Block J	Bowie Lifts	Cibes	2010/L0008	Vertical	A5000 Screw type	0.15 m/s	400kg	2010	None	3

					Platform						
84	Library	Bowie Lifts	Cibes	2010/L0007	Vertical Platform	A5000 Screw type	0.15 m/s	400kg	2010	None	3
85	Ground Level	Bowie Lifts	Sites	01/L3 130	Stair Lifting Platform	No Records Rack & Pinion	0.1 m/s	225kg	2008	None	2
86	Upper Ground	Bowie Lifts	Sites	01/L3 131	Stair Lifting Platform	No Records Rack & Pinion	0.1 m/s	225kg	2007	None	2
87	Great hall	Bowie Lifts	Sites	01/L3 133	Stair Lifting Platform	No Records Rack & Pinion	0.1 m/s	230kg	2008	None	2
88	Entrance	Bowie Lifts	Sites	01/L3 134	Vertical Platform	No Records Hydraulic	0.1 m/s	300kg	2007	None	2

**Soweto Campus – Total 9 Units**

89	Robert Sobukwe	IFE Elevators	Thyssen Krupp	01/L4 002	Passenger	CMC-4 (MRL)	1.0 m/s	1000 kg	2010	None	3
90	Braam Fischer	IFE Elevators	Thyssen Krupp	01/L4 003	Passenger	CMC-4 (MRL)	1.0 m/s	1000 kg	2010	None	2
91	Sports centre	IFE Elevators	Thyssen Krupp	01/L4 004	Passenger	CMC-4 (MRL)	1.0 m/s	1000 kg	2010	None	3
92	Library building	IFE Elevators	Thyssen Krupp	01/L4 005	Passenger	CMC-4 (MRL)	1.0 m/s	1000 kg	2010	None	2
93	Arena Hall	IFE Elevators	Sigma	01/L4 264	Passenger	Micro Processor	1.0 m/s	1000 kg	2010	None	2
94	Student centre	IFE Elevators	Vision	02L56 34	Passenger	AS380	1.0 m/s	630kg	2017	None	2
95	Club House	IFE Elevators	Vimec	02/L9 373	Vertical	Micro Processor	0.15 m/s	400 kg	2010	None	2

					Platform						
96	Library building	IFE Elevators	Thyssen Krupp	02/L9 374	Vertical Platform	Thyssen Krupp	0.15 m/s	400 kg	2010	None	2
97	iMbewu Mixed Residence	IFE Elevators	Vision	01/L7 374	Vertical Platform	Relay Logic	0.15 m/s	325Kg	2018	None	2

## **EVALUATION CRITERIA**

The submitted service provider(s) will be evaluated based on the list of criteria defined below and in the specific sequence. The service provider will be disqualified and not considered in further evaluation stages should they fail to meet any of the criteria below.

The tender evaluation criteria are listed in sequence below:

1. Phase 1: Functionality

No	Functionality Criteria	Points	Maximum Points Attainable
(i)	References of similar projects with proof of appointment. These references must not be older than 10 years. The reference list must include the company name, brief scope of work/number of lifts, contact persons, contact details, and value of contract. Client reference letters (10 points per client's reference)		40
(ii)	Provide short CVs of personnel that will be assigned to the project. Key personnel's Qualifications, Previous Department of Labour appointment(s), Lift inspector: (ECSA registration as lift inspector) 20 points Lift Technicians: Artisan and technician's qualification Certificates 10 points		30
(iii)	Programme Methodology Logistical arrangements, Association with various brands & Lift inspection programme		10
	<b>Total Points Awarded</b>		80

Notes:

***A minimum of 56 points (70 %) is required for Phase 1: Functionality. All service providers who achieve 70 percent or more will be evaluated in terms of Phase 2: Financial and Other.***

2. Phase 2: Financial and others

Price (80 points)

BBBEE in the following scoring matrix (20 points)