



# **FACILITIES MANAGEMENT CENTRAL TECHNICAL SERVICES**

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## **RFP UJ 48/2024 INSTALLATION OF NEW PASSENGER LIFTS AT ROBIN CREST RESIDENCE, DOORNFONTEIN CAMPUS FOR THE UNIVERSITY OF JOHANNESBURG**

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### **SPECIFICATIONS**

#### **1. GENERAL**

**PROVIDE TURNKEY SERVICES FOR THE INSTALLATION OF TWO NEW PASSENGER LIFTS AT THE ROBIN CREST RESIDENCE, DOORNFONTEIN CAMPUS, UNIVERSITY OF JOHANNESBURG.**

The University of Johannesburg cordially invites you to provide a proposal for the supply and installation of two new passenger lifts at the Robin Crest Residence, on the Doornfontein Campus. The proposal must be structured in accordance with the latest guideline scope of services, and equipment and materials shall be new and manufactured in accordance with EN-81 standards and approved by the local authorities having the appropriate jurisdiction. The request for suitable suppliers is to provide a proposal to the University of Johannesburg is based on the following:

#### **2. SCOPE DESCRIPTION**

##### **2.1 Project Title: Installation of Two New Passenger Lifts at the Robin Crest Residence, Doornfontein Campus**

The project calls for a suitable lift contractor to install two new passenger lifts at the Robin Crest Residence as per the client's requirements and in accordance with statutory compliance.

## **2.2 Site Briefing**

A compulsory site briefing and clarification meeting will be held, and Prospective bidders are requested to meet on the said date and time on-site at the Robin Crest Residence, 17 Charlton Terrace, New Doornfontein, Johannesburg.

All proposals shall be valid for 90 days from the closing date of the bid.

## **2.3 Project Specification**

### **Introduction**

The University of Johannesburg requires the services of a suitable lift contractor, to supply and install two new passage lifts in the existing lift shaft as an offer. The site is located at Robin Crest Residence, 17 Charlton Terrace, New Doornfontein, Johannesburg.

### **Scope of work**

The scope of the work generally entails the following:

- i. The decommissioning and removal from the site of the existing lifts as well as the supply, delivery, installation and commissioning of the following two new lifts:
  - 2 off 14 Persons capacity lifts, serving the 11 floors of the building.
  - Lifts to comply with paraplegic regulations
  - Lifts buttons, car and landings to be vandalism-proof
- ii. Supply and installation of all fixing materials for installation of equipment in the lifts.
- iii. Supply and installation of the necessary wiring in conduits from the controlling circuit breakers to the power sections of the lift controllers.
- iv. Supply and install conduit and wiring for the car lighting and socket outlets and the termination and connection thereof in the distribution boards.
- v. The lift shafts shall be provided with permanently installed electric lighting, which shall be switched from both the pit and the motor rooms. The highest and lowest luminaires shall be mounted not more than 300 mm from the top of the shaft and from the bottom of the pits respectively, with intermediate luminaires mounted at intervals not exceeding 7000 mm. The minimum illumination at 1000 mm above the car roof and the lift pits shall be 50 lux.
- vi. The installation of all electrical equipment shall comply with the requirements of the SABS0142 and a Certificate of Compliance shall be issued therefore.
- vii. Also ensuring the motor rooms are meeting all legislative compliance as required by the lift inspector.

- viii. Provide Free 12-month maintenance and service plan included. Ensure spares are readily available
- ix. Provide a 12-month Warranty Period
- x. Provision of all As-Built Drawings, OEM Service Manuals and related technical and compliance documents in both hardcopy and softcopy as required for the correct handover of the completed new lifts.

## **2.4 As-Built Drawings**

As-built drawings for existing lift installations and lift shafts are not available at present. The tenderer is requested to attend site briefing and inspection meeting to propose and supply information/drawings/catalogues for lifts and lift shafts that will apply to the existing lifts as an offer.

## **3. CONTRACTORS RESPONSIBILITY**

It is the duty of the contractor to ensure that the **essential services** that may be deemed necessary for the **complete** execution of the project are specified and cost within their brief.

## **4. TIMELINE FOR PROJECT**

- Project initiation, design layouts and estimates – Commence May 2024
- Procurement process and requests for contracting bids – June 2024
- Appointment of successful bidder – August 2024
- Construction of facility – September 2024
- Project Closure – March 2025

## **5. LEGAL COMPLIANCE**

All work shall be in accordance with the requirements of the SANS 50081-20; SANS 50081-21; SANS 50081-70; SANS 10400-A; SANS 10400-T; “Specifications for Lifts, Escalators and Passenger Conveyors” and shall comply with the Occupational Health and Safety Act 85 of 1993 and current regulations of all other codes applicable to this work.

## **6. COMMENCEMENT OF WORK**

The contractor is to commence work within seven (7) days from the issue of the appointment letter from UJ.

## **7. REPORTING**

On completion of the site inspection and after ensuring that a full understanding of the scope has been achieved, the contractor shall submit the following: a) OEM Manuals (Original Equipment Manufacturer)

- b) All testing and commissioning data
- c) All relevant handover documentation applicable to the regulations
- d) Free 12 Month Maintenance plan
- e) 12 Month Warranty Period

## **8. PRICING SCHEDULE**

Pricing is to be carried out in accordance with the specifications as submitted by the bidders.

## **9. CONTRACTUAL AGREEMENT**

The successful contractor will enter into a JBCC Principal Building Agreement 2005 version with the University of Johannesburg. An addendum to the agreement will be furnished to service providers for signing. The signed addendum must be submitted with the tender documents

## **10. PROPOSAL EVALUATION CONDITIONS**

The proposal will be evaluated using the following criteria:

- Compliance
- FUNCTIONALITY EVALUATION: A minimum of 70 Points Required for a bidder to proceed to the next stage of evaluation
- PRICE 80 points
- B-BBEE 20 points

### **10.1. Functionality shall be determined as follows:**

In keeping with the University's policy of operating and maintaining and continuously improving its first-class facilities, it is imperative that the appropriate service providers be sourced to match the requirements. In order, to achieve this a functionality criterion is introduced. In order, for the proposal to be considered, contractors must achieve a minimum score of 70 points for functionality as stated below.



## 11. LIST OF RETURNABLES

1. Relevant Experience Schedule (Please refer to 10.1 – Functionality Matrix)
2. Methodology and Programme (Please refer to 10.1 – Functionality Matrix)
3. Schedule of Expertise (Please refer to 10.1 – Functionality Matrix)
4. Pricing Schedule indicating professional fees, construction costs, any other relevant fees/mark-up and value-added tax.

## 12 RECOMMENDED:

It is recommended to issue **RFP UJ 48/2024 INSTALLATION OF TWO NEW PASSENGER LIFTS AT ROBIN CREST RESIDENCE, DOORNFONTEIN CAMPUS**

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**Project Requestor:**

**Project Manager:** Central Technical Services

  
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Mr Bubele Ndabambi

..... 07 June ..... 2024  
Date

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Recommended: Senior Manager: Projects – Central Technical Services

  
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Mr Christopher Mutereko

..... 07 June ..... 2024  
Date

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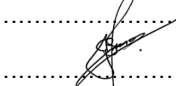
Recommended: Director: Sustainability, Environment & Utilities: Facilities Management

  
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Mr Thabisho Kuntwane

..... 11 June ..... 2024  
Date

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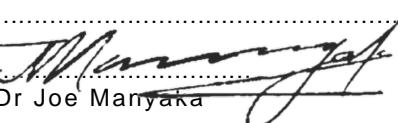
Recommended: Director - Central Technical Services

  
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Mr Greg James

..... 18 June ..... 2024  
Date

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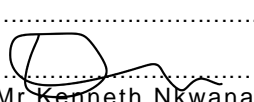
Recommended: Senior Director: Campuses

  
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Dr Joe Manyaka

..... 19/06/ ..... 2024  
Date

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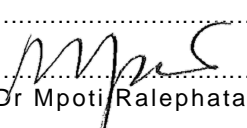
Recommended: Executive Director: Facilities Management

  
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Mr Kenneth Nkwana

..... 19 June ..... 2024  
Date

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Approval: Chief Operating Officer

  
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Dr Mpoti Ralephata

..... 19/06 ..... 2024  
Date