

DEPARTMENT OF INTERNATIONAL RELATIONS AND COOPERATION

DIRCO: APPOINTMENT OF A SERVICE PROVIDER TO RENDER A CLEANING AND DAY TO DAY MAINTENANCE SERVICE TO THE STATE PROTOCOL LOUNGES AT THE OR TAMBO INTERNATIONAL AIRPORT (ORTIA), CAPE TOWN INTERNATIONAL AIRPORT(CTIA) AND THE KING SHAKA INTERNATIONAL AIRPORT(KSIA)



TERMS OF REFERENCE

APPOINTMENT OF SERVICE PROVIDER TO RENDER A CLEANING AND DAY TO DAY MAINTENANCE SERVICE TO THE STATE PROTOCOL LOUNGES AT O.R. TAMBO INTERNATIONAL AIRPORT (ORTIA), CAPE TOWN INTERNATIONAL AIRPORT (CTIA) AND THE KING SHAKA INTERNATIONAL AIRPRT (KSIA)

1. PURPOSE

The Department of International Relations and Cooperation intends appointing a service provider to render a cleaning and day to day maintenance service at the three above mentioned State Protocol Lounges at the for a three (3) year period.

2. BACKGROUND

DIRCO operates the three State Protocol Lounges, with the purpose of facilitating dignitaries who arrive in and depart from these Airports. Due to the fact that the Department has no cleaners or maintenance personnel on its staff establishment to render this service, it is imperative that the provision of a cleaning and day to day maintenance service be procured from prospective external service providers.

3. PROJECT DESCRIPTION: O.R. TAMBO INTERNATIONAL AIRPORT, LOUNGE

To appoint a service provider to render cleaning and day to day maintenance services in terms of the accompanying specifications to the **State Protocol Lounge at O.R. Tambo International Airport** on a daily basis 16 hours a day (weekends and Public Holidays included) for 365/366 days per annum for a period of 3 years (36 months). Day to day maintenance services to be rendered when necessary and when an emergency occurs. Daily operational hours of the State Protocol Lounge are from 06h00 am to 22h00 pm. The appointed service providers' cleaning staff may be requested to assume duty before 06h00 or work later than 22h00, depending on the flight schedule of the day. The Lounge operates on a shift system between 06h00 to 14h00 and 14h00 to 22h00. The appointed service provider will be expected to provide four (4) staff members per shift, one of whom shall be a supervisor to oversee the cleaning activities on a particular shift. Average number of clients serviced in the lounge per day: 60 (expected)

Physical Address: State Protocol Lounge
O.R. Tambo International Airport,
Gauteng Province

Areas	Square metres
Reception	220 m ²
Lounges	719 m ²
Catering facilities	150 m ²
Offices	350 m ²
Boardrooms	100 m ²

Total	1 539.3 m²
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4. PROJECT DESCRIPTION: CAPE TOWN INTERNATIONAL AIRPORT, LOUNGE

To appoint a service provider to render cleaning and day to day maintenance services in terms of the accompanying specifications to the **State Protocol Lounge at Cape Town International Airport** on a daily basis 16 hours a day (weekends and Public Holidays included) for 365/366 days per annum for a period of 3 years (36 months) from the day and date on which the cleaning service provision shall commence. Day to day maintenance services to be rendered when necessary and when an emergency occurs. Daily operational hours of the State Protocol Lounge are from 06h00 to 22h00. The appointed service providers' cleaning staff may be requested to assume duty before 06h00 or work later than 22h00, depending on the flight schedule of the day. The Lounge operates on a shift system between 06h00 to 14h00 and 14h00 to 22h00. The appointed service provider will be expected to provide three (3) staff members per shift, one of whom shall be a supervisor to oversee other cleaning activities on a particular shift. Average number of clients serviced in the lounge per day : 22 (expected)

Physical address: State Protocol Lounge
Cape Town International Airport,
Western Cape Province

Areas Square metres

Reception	60 m ²
Lounges	259 m ²
Catering facilities	17 m ²
Offices	109 m ²
Total	445 m²

6. CLEANING SPECIFICATIONS:

ITEM	REQUIREMENTS	FREQUENCY
CARPETS	<ul style="list-style-type: none"> • Carpets must be vacuumed • Cleaning of stains • Shampooing (sponge down) of carpets • Professional (deep) cleaning of carpets • Loose rugs to be straightened • Furniture must be moved for vacuuming and cleaning 	Daily Weekly Monthly Every six months Daily Daily
WALLS / GLASS DOORS / WINDOWS	<ul style="list-style-type: none"> • Walls must be wiped and kept free of marks • Handles and glass doors must be cleaned and kept spotless 	Daily Daily
MIRRORS / PAINTINGS / PICTURES / PLAQUES	<ul style="list-style-type: none"> • Must be dusted, kept clean, and free of marks 	Daily
EQUIPMENT	<ul style="list-style-type: none"> • FIDS monitors must be wiped clean • Computers and printers wiped down • Telephones must be cleaned 	Daily Daily Daily
WOODEN SURFACES	<ul style="list-style-type: none"> • All wooden surfaces and furniture must be dusted, polished and kept free of marks 	Daily
TILED FLOORS	<ul style="list-style-type: none"> • Must be washed and waxed 	Once a day or when necessary
HEAD OF STATE/PRIVATE LOUNGES; MINISTERS LOUNGES	Regular check to ensure that: <ul style="list-style-type: none"> • All pillows are fluffed • Furniture that was moved by delegates must be moved back to their original position as soon as the delegation has left • All crockery must be removed from tables immediately after usage 	Throughout the day
OFFICES; BOARDROOM; STORE ROOM COMMUNAL AND RECEPTION AREAS; RECEIVING ROOMS; COMMUNAL AREA; AIRSIDE	<ul style="list-style-type: none"> • Bins must be emptied and washed • Boardrooms to be kept clean • Remove litter from boardrooms 	Twice per day Immediately after meetings

AND LANDSIDE LOBBIES		
BATHROOMS AND TOILETS	<ul style="list-style-type: none"> • Must be kept clean and sanitised • Toilets to be checked continuously for stains, smells and scrubbed when necessary • Marble surfaces, mirrors and taps must be spotless and shiny (no soap and water stains) • Floors, hand basin, cistern, toilet seats (both on top and underneath) must be washed and disinfected • Where bathrooms are not used frequently, taps must be opened and water allowed to run for approximately 2 minutes to flush standing water down • Doors and door handles must be cleaned • 2x toilet rolls must be placed in each toilet at all times. 	<p>Three times a day.</p> <p>Throughout the day</p> <p>Throughout the day</p>
KITCHEN	<ul style="list-style-type: none"> • Kitchen surfaces to be kept clean at all times • All appliances to be wiped with wet cloth and kept clean • Wall tiles must be kept clean. • Washing of dishes throughout the day. • All dish towels to be washed • Cupboards / storerooms to be packed out and cleaned • Fridges to be switched off and thoroughly cleaned • Microwaves to be cleaned 	<p>Daily</p> <p>Daily</p> <p>Daily</p> <p>Daily</p> <p>Daily</p> <p>Daily</p> <p>Weekly</p> <p>Once a month and after fumigation</p> <p>Throughout the day</p>
GARBAGE REMOVAL	<ul style="list-style-type: none"> • Cleaning of refuse bins • Cleaning of refuse area • Removal of refuse from the premises 	Twice a week
BLINDS	<ul style="list-style-type: none"> • Blinds to be dusted 	Weekly

7. PROVISION OF SUPPLIES OF SANITARY ITEMS

The following sanitary items must be supplied by the appointed bidder:

Product / Item	Description	Number Required
Toilet Paper	2 Ply toilet rolls 11 holders X 2 rolls per toilette	22 rolls per day
Seat wipes	Toilet seat wipes	11 a day
Wall mounted seat wipe holders	Stainless steel or glass toilet seat wipes holders	11 at the start of contract and to be repaired/replaced when damaged
Hand paper towels	Plain White 3 ply facial tissues	16 boxes replaced when depleted
Wall mounted Aerosol Dispensers	Glass or Stainless Steel Timed and Metered sprays Refill lasting 30 days Batteries included and replaced	11 at the start of the cleaning service contract; and to be replaced immediately upon breakage.
Soap dispensers and soap	Total of 11 soap dispensers to be filled with a anti-bacterial soap	11 soap dispensers should be full of soap at all times. The cleaning service provider to provide enough litres of soap for this purpose. The soap dispensers' capacity to be determined by the service provider.
Towels	Size: 50x90cm and 70x130cm Colour: White Towels must be dry-cleaned and individually wrapped when returned. Towels must be replaced annually with new towels.	5 x 2 sets per bathroom Quantities of toiletries may be increased or decreased during the contract period.
Refuse Bins	240 litre Plastic Refuse Bins with wheels	3 at the start of the contract and

		to be replaced when damaged
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All items supplied will remain the property of the DIRCO and may not be removed from the Lounge upon the termination of the contract for whatever reason.

- Samples of products/items must be provided to State Protocol Lounge Management for approval before display or use in the Lounge.
- All depleted products/items must be replenished immediately
- Towels must be dry-cleaned and individually wrapped when returned.
- No deviations from specifications will be allowed.

8. DAY TO DAY MAINTENANCE SERVICES

It will be expected of the successful bidder to perform a day to day maintenance service at the lounge, which should include regular maintenance inspections, minor repairs and replacements, dealing with emergency maintenance matters as well as monthly reporting thereon.

Day to day maintenance includes but is not limited to the following items:

- a) Minor electrical repairs and replacements such as –
 - Replacement of light bulbs;
 - Minor repairs to defective refrigerators, micro wave ovens, kettles, urns, hydro boils and any other electrical equipment;
 - Replacement of electrical cables and plugs for electrical equipment.
- b) Minor plumbing repairs and replacements such as –
 - Opening of blocked drains and toilets;
 - Repair leaking taps;
 - Change settings of and minor repairs to geysers;
 - Attending to minor plumbing defects.
- c) Minor handy man / carpentry work such as –
 - Fixing broken doors and cupboards;
 - Replacing locks;
 - Minor repairs to broken furniture.

Day to day maintenance **excludes** work to the structure of the facilities, major electrical and plumbing works, painting of walls and replacement of dry walling etc.

9. EVALUATION METHODOLOGY

All the bids received will be evaluated in the following 3 phases:

9.1 Phase 1: Responsive Criteria

The minimum requirements that must be satisfied / met by prospective bidders in order to pass to the next stage of the evaluation process are:

- 9.1.1 Valid Tax Clearance Certificate submitted with bid documents
- 9.1.2 Complete all Standard Bid Documents (SBD)
- 9.1.3 Attendance of compulsory briefing session, which will take place at the OR Tambo State Protocol Lounge Johannesburg.

The Company is/has -

- 9.1.4 The Company is registered/a member of:
 - a. Must be registered member the Companies and Intellectual Property Commission (CIPC)
 - b. Company Insurance;
 - c. Registered in terms of Section 28 of the Unemployment Insurance Act, 1966;
 - d. Public liability insurance of at least R2 million in terms of Section 80 of the Compensation of Occupational Injuries and Diseases Act, 1993.
- 9.1.5 Compliance with special conditions listed in paragraph 10 below to the bid

NB: Proof of the above must be attached to the bid

9.2 Phase 2: Functionality Criteria

A panel will evaluate all tenders received on the functionality criteria as reflected below. A bidder that scores less than sixty five (65%) in respect of "functionality" will be regarded as submitting a non-responsive bid and will be disqualified.

For purposes of comparison and in order to ensure a meaningful evaluation, bidders are requested to furnish detailed information in substantiation of compliance with the criteria listed below:

Criteria	Weight
Capacity to deliver: the following aspects will be inspected in order to establish whether a prospective service provider has the capacity to deliver the cleaning	
<ul style="list-style-type: none"> • Proof of at least 3 years full time company experience in the cleaning business <p>Qualifications and experience of contract/project manager/s and on site supervisors in the Hospitality Industry</p> <p>Qualifications</p> <ul style="list-style-type: none"> • Contract/project manager/s • On site supervisors <p>Experience</p> <ul style="list-style-type: none"> • 5 years for contract/project manager/s • 3 years for onsite supervisors <p>Experience of each individual cleaning staff member in the hospitality industry as well as training courses (including, but not limited to OHASA related training) that each would be employees have undergone</p> <ul style="list-style-type: none"> • 2 years' experience of each individual would be employee • 2 formal training programmes undergone by each individual would be employee <p>Cleaning equipment</p> <ul style="list-style-type: none"> • Quantity of cleaning equipment <p>At least 3 of each cleaning equipment to enable 3 employees to do comprehensive cleaning work at the same time and within a short space of time</p> <ul style="list-style-type: none"> • Quality and condition of cleaning equipment permanently allocated to this project <p>Quality</p> <p>Should not be more than 2 years old (in case of machinery)</p> <p>Should have a valid warranty or SABS approved (in case of machinery)</p> <p>Should be of latest technological advancement (in case</p>	60

of machinery)

Condition

The bidder should attach a formalised replacement and disposal schedule. All equipment may not be older than 2 years

- Quantity and quality of cleaning materials and chemicals allocated

Quantity

Formalised procurement schedules (if the service provider source or intend to source them elsewhere or manufacturing schedule if the service provider is a manufacture as well)

Quality

Should be carpet and floor friendly

Should maintain carpet colour and texture

Should be non corrosive

Should enhance and freshen air in the lounge

- Written references/ testimonials from at least 2 clients on recently completed projects

NB: a) References should clearly state the contact details of the writer

b) References should be for projects completed in the last 3 years

c) References should relate to projects undertaken for VIP clients to the value of no less than R2 million if tendering for the ORTIA &CTIA and R500,000 if tendering for KSIA

With regards to the day to day maintenance service, the following elements will be evaluated:

- Proof of qualifications and experience to perform the required services;
- Number of staff that will be allocated to maintenance activities;
- Frequency of maintenance inspections;

<ul style="list-style-type: none"> • List of maintenance services offered; • Proposed rectification / turn around periods; • Proposed maintenance process to be included in the SLA 	
TOTAL POINTS FOR CAPACITY TO DELIVER THE REQUIRED SERVICES	60
<p>Unscheduled site visit to evaluate:</p> <ul style="list-style-type: none"> a. Company establishment (offices; storerooms) b. Company Management Systems (how does the day to day business function) c. <u>Cleaning equipment/machinery and consumables:</u> <p>Cleaning equipment/machinery and chemicals will be scored under Capacity to deliver above. The inspection will focus on:</p> <ul style="list-style-type: none"> • Consumable quantities; qualities and reserves will be inspected if available on sites where inspections are to be conducted. • As an alternative to the above, in cases where prospective service providers manufacture consumables for themselves, production lines may be inspected as well. • Alternatively, prospective service providers should have formalised and documented ordering schedules or plans (not actual orders) if they source or intend to source it elsewhere. <p>d. <u>Staff Uniforms</u></p> <p>The inspection will focus on whether the designs, patterns and colours of the uniforms are:</p> <ul style="list-style-type: none"> • Corporate wear; • Compatible with DIRCO staff corporate wear; • Pleasing in the environment; • Of a good quality. It is expected that cleaning staff will wear clean, neat and tidy uniforms at all times and that Supervisors' wear will be distinguishable from staff uniforms. 	10
TOTAL POINTS FOR UNSCHEDULED SIT VISIT	10

Project execution plans:

30

- Daily cleaning service operational plan
- Occasional cleaning service operational plan during major events where the lounge usage is involved such as conferences, meetings and summits or during hospitality industry strikes
- On site or off site cleaning equipment maintenance and replacement plan
- Day to day maintenance plan
- d) Minor electrical repairs and replacements such as –
 - Replacement of light bulbs;
 - Minor repairs to defective refrigerators, micro wave ovens, kettles, urns, hydro boils and any other electrical equipment;
 - Replacement of electrical cables and plugs for electrical equipment.
- e) Minor plumbing repairs and replacements such as –
 - Opening of blocked drains and toilets;
 - Repair leaking taps;
 - Change settings of and minor repairs to geysers;
 - Attending to minor plumbing defects.
- f) Minor handy man / carpentry work such as –
 - Fixing broken doors and cupboards;
 - Replacing locks;
 - Minor repairs to broken furniture

NB: Operational plans must include:

- The number of staff per shift which is supportive to staff requirements in terms of staff complements indicated under project description
- Work plans of staff members indicating daily working schedules
- Frequency of cleaning service to be rendered which are

<p>supportive to frequency schedule under cleaning specifications</p> <ul style="list-style-type: none"> • Relevant contact details of cleaning service providers' personnel critical to the day to day smooth running and management of this project • Emergency contact numbers for use in case of need • Reporting lines from the operational site through area management to the cleaning service providers Head Office • Method of supervision of staff • Cleaning staff replacement schedules/plans and time frames thereof in cases of absenteeism. • Operational plans during Hospitality Industry strikes • Means of transportation of staff to the service site • Day to day maintenance and inspections 	
TOTAL POINTS FOR PROJECT EXECUTION PLAN	30
TOTALPOINTS FOR: CAPACITY TO DELIVER THE REQUIRED CLEANING SERVICE; UNSCHEDULED SITE VISIT AND PROJECT EXECUTION PLAN	100

Values: 1=Poor, 2=Fair, 3=Good, 4=Very Good, 5=Excellent

9.3 Phase 3: Price and preference points

The applicable formula 90/10 will be utilised to evaluate the bid, of which ninety (90) points are allocated for price and functionality, and for the remaining ten (10) points certain goals have been targeted and the points allocated for these goals are indicated in the enclosed forms SBD 6.1., and SBD 6.4 that must be completed in detail.

9.3.1 In terms of Regulation 5 (2) and 6 (2) of the Preferential Procurement Regulations, preference points must be awarded to a bidder for attaining the B-BBEE status level of contribution in accordance with the table below:

B-BBEE Status Level of Contributor	Number of points (90/10 system)	Number of points (80/20 system)
1	10	20
2	9	18
3	8	16
4	5	12

5	4	8
6	3	6
7	2	4
8	1	2
Non-compliant contributor	0	0

9.3.2 Bidders who qualify as EMEs in terms of the B-BBEE Act must submit a certificate issued by an Accounting Officer as contemplated in the CCA or a Verification Agency accredited by SANAS or a Registered Auditor. Registered auditors do not need to meet the prerequisite for IRBA's approval for the purpose of conducting verification and issuing EMEs with B-BBEE Status Level Certificates.

9.3.3 Bidders other than EMEs must submit their original and valid B-BBEE status level verification certificate or a certified copy thereof, substantiating their B-BBEE rating issued by a Registered Auditor approved by IRBA or a Verification Agency accredited by SANAS.

9.3.4 A trust, consortium or joint venture, will qualify for points for their B-BBEE status level as a legal entity, provided that the entity submits their B-BBEE status level certificate.

9.3.5 A trust, consortium or joint venture will qualify for points for their B-BBEE status level as an unincorporated entity, provided that the entity submits their consolidated B-BBEE scorecard as if they were a group structure and that such a consolidated B-BBEE scorecard is prepared for every separate bid.

9.3.6 The Department is committed to the promotion of Black Economic Empowerment (BEE) and the PPPFA (Preferential Procurement Policy Framework Act 5 of 2000). Bidders are requested to provide information on their BEE status and how they will ensure fulfilment of the Broad Based Black Economic Empowerment objectives.

10. SPECIAL CONDITIONS

The following special conditions will be applicable to this bid and the bidder must complete and submit the schedule with the bid proposal.

SPECIAL CONDITONS	Comply	Does not comply
The preferred bidder will be subjected to a Police clearance. Should the service provider fail the clearance process, the bid will be disqualified.		
The bidder will be required to submit to the Department, certified identification copies of all employees allocated for this project. These employees will be subjected to a Police clearance process as well. Only employees who received a Police		

clearance will be allowed to work in the State Protocol Lounge.		
The Bid/quotes issued by the bidder must include: VAT, all labour and transport costs, disbursements and management fee (if applicable)		
Costs of all appointed staff, including their transport (if relevant) must be for the bidder's own cost		
Replacements (in case of breakages and damages) and replenishments (in case of depletions) of products and items usable in the State Protocol Lounges must be done immediately		
Should the bidder not be able to deliver a complete service, a joint venture or consortium may be formed and details thereof submitted to the Department for approval. No partial bids will be accepted. The Department will conclude one service contract and deal with only the appointed bidder		
The preferred bidder will be expected to sign a Service Level Agreement (SLA) with the Department of International Relations and Cooperation prior commencing with rendering services		
The preferred bidder employees must be dressed in company uniforms at all times with name tags when on duty.		
A full complement of the preferred bidder staff (03 per shift) needs to be at work throughout the day, i.e. from 06:00 to 22:00 seven (7) days a week.		
A monthly staff roster with contactable staff details must be provided to State Protocol Lounge Management on assumption of the cleaning and day to day maintenance contract and on a monthly basis hereafter.		
The preferred bidder will be expected to attend monthly cleaning service contract management meetings at the State Protocol Lounge. Transportation to these meetings will be at the expense of the bidder.		
Waste disposal will be the responsibility of the bidder and must be done in accordance with ACSA rules and regulations.		

11. GENERAL CONDITIONS

- 11.1 The General Conditions of Contract, will be applicable to this bid;
- 11.2 The Department of International Relations and Cooperation will not be held responsible for any costs incurred by the bidder's in the preparation and submission of quotations

- 11.3 Please take note that the Department of International Relations and Cooperation is not obliged to select any of the firms submitting proposals
- 11.4 Evaluation on functionality criteria can only be done on the basis of information, which was asked for. The comprehensiveness of the quotation can therefore be decisive in the awarding thereof
- 11.5 The bids can be awarded to more than one service provider and partially bids can also be submitted

It is compulsory for prospective bidders to attend a briefing session on Friday, 24 October 2014, at the OR Tambo International Airport, State Protocol Lounge, and Johannesburg. Should bidders wish to view the lounges at the Cape Town International and King Shaka International Airport, such requests will be facilitated by the Department at the bidders' own time and cost.

12. FEES AND PAYMENT SCHEDULE

- a. Fees must be quoted in South African currency
- b. All prices quoted must include VAT
- c. Bidders should take note that the Department will pay within 30 days after the receipt of invoice and the service has been rendered.
- d. The format of the quotation/price list must be the same as the specification list attached to this document. (SBD3.1) Please do not submit in any other format.

13. CONTACT PERSONS AND SUBMISSIONS

- 13.1 The Bid must be properly submitted on or before the closing date and time specified on the invitation, fully completed in ink (as per all standard conditions of tender). The Bid documents must be lodged in the tender box at DIRCO, OR TAMBO BUILDING, 460 Soutpansberg Road, and Rietondale
- 13.2 All enquiries can be directed to Supply Chain Management as per fax, 012 329 1267

- 13.3 Enquiries pertaining to the completion of tender documents can be directed to the Bid Office, tel. 012 301 8538/ 8537/8594/8674
- 13.4 Prospective service providers should submit their bonded proposals in a sealed envelope with the details of the specific tender on the outside of the envelope to:

Per hand

Tender Box OR Tambo Building
460 Soutpansberg Street
Rietondale
Department of International Relations and Cooperation
Pretoria
0001

OR

Post

Department of International Relations and Cooperation
Private Bag X 152
Pretoria
0001

Submissions should be posted to be received or hand delivered to the mentioned addresses on or before 11:00 on the closing date.

Prospective service providers/suppliers are encouraged to submit their proposals before the closing time and date, as late submissions will not be accepted.

E-Mailed or faxed submissions shall not be accepted.