

DEPARTMENT OF PUBLIC WORKS

PRESENTATION TO THE PORTFOLIO COMMITTEE ON PUBLIC WORKS

DPW RESPONSIBILITIES AT ROBBEN ISLAND (PART A) & DSVH FACILITIES MANAGEMENT CONSORTIUM (PART B)

15 MAY 2012



DPW RESPONSIBILITIES AT ROBBEN ISLAND (PART A)



PRESENTATION OUTLINE

- THE ROLE OF THE DEPARTMENT OF PUBLIC WORKS IN THE MAINTENANCE OF ROBBEN ISLAND
- A. PROJECT MANAGEMENT SERVICES
- B. WORKSHOP SERVICES
- C. HORTICULTURAL SERVICES
- D. FINANCIAL PERFORMANCE




THE ROLE OF THE DEPARTMENT OF PUBLIC WORKS IN THE MAINTANANCE OF ROBBEN ISLAND

Department of Public Works as custodian of all immovable assets provides accommodation to Arts and Culture and in this case to Robben island Museum (RIM) as an entity thereof, through immovable asset life cycle management and renders the following services:

- Project management services to repair and renovate infrastructure and buildings including the appointment of necessary service providers.
- Workshop services to attend to the day to day maintenance requirements and to implement preventative maintenance strategies.
- Horticultural services to render gardening services for both the formal and informal areas.
- To ensure that all municipal services such as electricity, water, sewerage and waste collection are provided to the island on a continuous basis.

Robben island is a World Heritage Site and one of the critical requirements to retain this status is to ensure that the infrastructure and buildings are restored to its original status and then to maintain it to the required standard.

FUNCTIONS	KPAs	STAFF	SCOPE/ AREA OF WORK	FINANCIAL PERFORMANCE
PROJECT MANAGEMENT	<ul style="list-style-type: none"> • Execute Capital and Planned Maintenance Projects • Manage the provision of bulk utility services 	3 Project Managers	Scope and area of work will depend on the clients needs	<p>Capital Projects:</p> <ul style="list-style-type: none"> •Allocation 2011/12: R18 million •Expenditure 2011/12: R 13.6 million •12 projects <p>Planned Maintenance Projects:</p> <ul style="list-style-type: none"> •Allocation 2011/12: R7.7 million •Expenditure 2011/12: R8.2 million •3 Projects
WORKSHOPS	Perform reactive Day to Day maintenance and emergency repairs.	<ul style="list-style-type: none"> •1 x Artisan Superintendent •2 x Artisan Foreman(Carpenters) •1 x Painter (vacant) •2 x Plumber, •1 x Bricklayer(vacant) •1 x Handyman •1 x Admin clerk •Electricians x 2, [this is a critical post] vacant •Fitter and turner- vacant, •Handyman post- 1 x vacant. •4 x Tradesman Aid II 	<ul style="list-style-type: none"> • Medic-clinic • Lighthouse • Power Station, • Final approach beacon for Cape Town International Airport • Landing lights on the runway • Fog horn for misty weather • Desalination plant • Sewage System • Assist with all function (VIP & Ministerial) • Fire fighting services • Standby & After Hour Emergency Services 	<p>Budget for Day to Day Maintenance:</p> <ul style="list-style-type: none"> •Total budget for Arts and Culture 2011/12: R3.8 million •Expenditure for Arts and Culture 2011/12: R3.6 million •Arts and Culture include Robben Island, Iziko Museums, National Library and Afrikaans Taal Monument.
 <p>public works Department Public Works REPUBLIC OF SOUTH AFRICA</p>				5

FUNCTIONS	KPAs	STAFF	SCOPE OF WORK	FINANCIAL PERFORMANCE
<p>HORTICULTURE</p>	<p>Daily maintenance and upkeep of both formal and informal areas.</p>	<ul style="list-style-type: none"> • 1 Horticulturist • 1 Foreman • 9 Groundsmen • 1 Driver 	<ul style="list-style-type: none"> • Fire break maintenance. • Clear road perimeter (1.5 to 3 meter from road-side). • Tree felling (dead, dangerous and alien trees). • Mowing and gutting of both formal and informal grass areas. • Maintenance of sport fields. (Cricket, rugby, soccer field and golf course.) • Maintenance of 3 graveyards. • Disposal of garden waste and garden waste management. • Maintenance of air strip and helicopter pad. • Coastal road clean ups. • Landscape planning and implementation. 	<ul style="list-style-type: none"> • Allocation for 2011/12: R790k • Expenditure for RIM only 2011/12:R149k • Budget is for entire region.





DSVH FACILITIES MANAGEMENT CONSORTIUM (PART B)



DSVH CONSORTIUM (PTY) LTD

Drake & Scull FM *VULINDLELA* *HOLDINGS*



AREAS COVERED

OFFICIAL OFFICE and RESIDENTIAL ACCOMMODATION

- ❖ **PARLIAMENTARY PRECINCT**
- ❖ **GROOTE SCHUUR ESTATES**
- ❖ **WALMER ESTATE**
- ❖ **VARIOUS MINISTERS / DEPUTY MINISTERS RESIDENCES**
- ❖ **PARLIAMENTARY VILLAGES**
- ❖ **PRESTIGE OWNED FLATS**



FUNCTIONS

- **ALL INCLUSIVE FACILITIES MANAGEMENT SERVICE**
- **PROACTIVE and REACTIVE FACILITIES MANAGEMENT SERVICE**
- **“QUICK TURN-AROUND TIME’ FOR SMALL to MEDIUM SIZE REPAIR/RENOVATIONS SERVICES**
- **MONITOR PERFORMANCE & EVALUATION OF FACILITIES & SERVICE DELIVERY to ENSURE CLIENT SATISFACTION**
- **MONITOR DPW PROJECTS**
- **ANNUAL BUILDING PLAN**



BUILDING CLEANING

120 PLEIN ST BLDG MINISTERIAL OFFICES

***FM Service Provider: Cleaning Staff to undertake
Normal Cleaning & Housekeeping***

- ~ Making teas/coffees and washing up
 - ~ Air refreshment
 - ~ Toilet services
 - ~ Window cleaning
- ~ General cleaning and dusting.



BUILDING CLEANING

PARLIAMENT PRECINCT

RESPONSIBLE FOR OWN INTERNAL HOUSE KEEPING:

- **Parliament**
- **Presidency**
- **SAPS**
- **Client Departments in the upper floors of 90 Plein Street Building**



BUILDING CLEANING

PARLIAMENT PRECINCT

***FM SERVICE PROVIDER RESPONSIBLE FOR
FOR QUARTERLY DEEP CLEANING :***

All common (public) areas in:

NCOP Building

Old Assembly

National Assembly

Link Building

Marks Building

Good Hope Building

Tuynhuys

Old Gardeners Cottage

90 and 100 Plein Street Buildings



BUILDING CLEANING

PARLIAMENTARY VILLAGES & FLATS

***RESIDENTS RESPONSIBLE FOR
OWN INTERNAL HOUSE KEEPING:***

**Cleaning in the houses by FM Service
Provider only be required when Tenants
Vacate Residences.**



REGULAR MAINTENANCE

- Repair Services up to value of R10 000.00
 - Covered by FM Service Provider.
- Repairs Services valued over R10 000.00
 - First R10 000.00 for FM Service Providers account.
 - Portion above R10 000.00 covered by DPW



BUILDING OPERATIONS

~BUILDING FABRIC

~STRUCTURES AND ENVELOPE, *including*

`roofs

`ceilings

`walls

`floors, doors & windows

`finishes

`fittings

`waterproofing

`damp proofing etc.



BUILDING OPERATIONS

~MECHANICAL INSTALLATIONS, *including:*

` Heating, air-conditioning & ventilation

` lifts

` fire suppression systems

` monitoring systems

` cafeteria equipment and furnishings

` alarm systems



BUILDING OPERATIONS

~ELECTRICAL SERVICES, *including*

- `general building & external reticulation
- `electrical auxiliary and standby power
 - `lighting (internal and external)
 - `Uninterrupted Power Supply
 - `sub-stations
- `street lighting, sports field lighting
 - `perimeter fence lighting
 - `transformers, etc



BUILDING OPERATIONS

~ **CIVIL AND WET SERVICES**, *including*

`water reticulation

`supply of cold/hot water systems

`waste and soil fittings

`irrigation systems

`reservoirs

`drainage systems, etc .



GROUNDS UPKEEP & LANDSCAPING

~**External** Landscaping and Grounds Upkeep, *include*

`plants

`water features

`garden lights and fittings

`landscape features

` sports fields

`footpaths

`driveways

`private roads

`boundary and garden walls

` lawns , etc.



SWIMMING POOLS

At Official Presidential, Ministerial Residences and Parliamentary Villages

~ **Swimming Pool Maintenance, includes:**

- ` on-going regular operational maintenance
- ` regular pool disinfection
- ` water maintenance
- ` provision of all chemicals, etc.



WASTE MANAGEMENT, REMOVAL

~WASTE REMOVAL from:

- `Tuynhuys and central Parliament Precinct depot
- `Ministerial Estates `Parliamentary Villages
- `Certain domestic areas `SAPS Guard Houses

~WASTE MANAGEMENT, including

- `separation of waste and rubble, etc.
- `compliance with legislation
- `consideration of environmental impact



DOMESTIC & COMMERCIAL APPLIANCES

~MAINTENANCE, REPAIRS AND REPLACEMENT OF
HOUSEHOLD APPLIANCES IN SPECIFIED MINISTERIAL
RESIDENCES *including:*

- `fridges
- `washing machines
- `dishwashers
- `VCR's
- `stoves
- `freezers
- `tumble dryers
- `TV's
- `kettles
- `clothing irons
- `microwave ovens, etc.



SECURITY EQUIPMENT

~MAINTENANCE REPAIRS AND REPLACEMENT

including

- ` security lighting
- ` intrusion alarms
- ` electric fences
- ` metal detectors and x-ray machines in specified areas
- ` moving and repair of safes
- ` CCTV & Access Control at Residential Accommodation.
- ` Booms and card control for the parking areas
- ` external fence perimeter lighting



PHYSICAL SECURITY- PARKING ATTENDANTS

~PROVIDED AT:

- ` Hope Street parking area**
- ` Saint Mary's parking**
- ` Ground Floor foyer area of the Plein Street entrance to 90 Plein Street Building**



PEST CONTROL

~ERADICATION, IN ACCORDANCE WITH STATUTORY REGULATIONS/BYELAWS OF COMMON PESTS *including:*

- `rats
- `termites
- `mosquitoes
- `ants
- `cockroaches
- `lice

- `birds
- `bees
- `spiders
- `fish moths
- `mites
- `feral cats, etc..



CEREMONIAL DUTIES and EVENTS

~AT VARIOUS OFFICIAL AREAS SUCH AS:

- Parliament
- airport
- various other locations within the Cape Metropole

~CEREMONIAL EVENTS INCLUDE:

- official openings
- SONA
- unveiling of plaques
- inaugurations
- visits by foreign and domestic dignitaries
- organising Official ministerial functions
- press conferences
- special Event Support
- assisting with State banquets
- Funerals (State or Semi-State)



HEALTH AND SAFETY REQUIREMENTS

~FM SERVICE PROVIDERS RESPONSIBILITIES INCLUDE:

- `Ensuring safe and healthy work environments, *in accordance with Occupational Health and Safety Act and Regulations*
- `Assist Clients setup and implementation of comprehensive Health & Safety and Evacuation Programmes
- `Lead, participate and take an active part in the health & safety meetings



CUSTOMER CARE CENTRE

GROUND FLOOR 120 PLEIN STREET BLDG.

~FM SERVICE RESPONSIBILITIES INCLUDE:

- ` Central Office to receive complaints**
- ` Assist Clients**
- ` Parking Disk Issue & Control**
- ` Receive Fines for “Vehicles Clamped on Parliamentary Precinct**



FINANCIAL PERFORMANCE

- Allocation 2011/12: R 104 million
- Expenditure (March 2011/12):
R104 million



THANK YOU!

