SKUKUZA SAFARI LODGE

MAINTENANCE
19.1.1 The Operator shall be solely responsible for the maintenance of the lodge and support infrastructure (Internal and external)
19.1.2 The Operator shall be responsible for all the maintenance and renovation of all finishes and fittings of the interior and exterior of the Skukuza Safari Lodge building including roofs, electrical light fittings, sanitary ware, ironmongery, tiling, plastering, and painting. It includes but not limited to the following:

- internal electrical (DB plus contents and all internal electrical equipment and works);
- internal wall and external finishes (plastering, painting, tiling, cladding);
- internal and external floor finishes (screed, tiling, tinted granos and carpets);
- sanitary fittings where these falls within the footprint area (basins, sinks, toilets, urinals);
- internal and external plumbing (all internal piping, valves and taps);
19. SCHEDULE 9 - RESPONSIBILITY IN TERMS OF MAINTENANCE OF THE FACILITY

19.1 Operator Responsibility

19.1.2 The Operator shall be responsible – Continue

- internal waste drainage system (all internal piping up to and including the first fat trap or gulley situated on the outside of the building);

- Building Management System will be kept fully operational and utilized to compile maintenance and energy utilization reports;

- Ceilings; air conditioning; and geysers; and

- Roofs and all external infrastructure relating to the lodge.

- Lap pool and gym
19. SCHEDULE 9 - RESPONSIBILITY IN TERMS OF MAINTENANCE OF THE FACILITY

19.1 Operator Responsibility

19.1.2 The Operator shall be responsible – Continue

- Grey water plant, storage tanks and fire fighting systems
19.1.3 The Operator shall ensure that any electrical supply, installations and maintenance comply with the required statutory standards (registered electrician to issue a certificate of competence).

However, prior to commencement date SANParks shall provide the Operator with certificate of competence from the registered electricians confirming that the Skukuza Safari Lodge precinct facility’s electrical supply and installations comply with the required statutory standards.

Standard Operating Procedures and detail drawings will be supplied on all the mechanical, civil and electrical operating systems.
19. SCHEDULE 9 - RESPONSIBILITY IN TERMS OF MAINTENANCE OF THE FACILITY

19.1 Operator Responsibility

19.1.4 The Operator shall be responsible for all kitchen and laundry equipment, including the walk-in cool rooms and freezers with their refrigeration equipment.

19.1.5 The Operator shall maintain all walkways, parking areas, stairs, handrails, retaining structures, Kentucky fencing, gardens, irrigation systems, swimming pool, health gym, grey water plant and drainage structures to ensure that it is in good working order and safe for public use.

19.1.6 The Operator needs to ensure that the fire fighting equipment complies with applicable legislation and is serviced/tested or replaced accordingly.
19. SCHEDULE 9 - RESPONSIBILITY IN TERMS OF MAINTENANCE OF THE FACILITY

19.1 Operator Responsibility

19.1.7 The Operator shall be required to develop and adhere to a five year (5) year maintenance schedule which must be aligned to SANParks’ maintenance schedule.

19.1.8 The Operator will make use of the land claimant/community laundry and only utilize the onsite laundry for guest laundry items once the land claimant/community laundry is operational.
19. SCHEDULE 9 - RESPONSIBILITY IN TERMS OF MAINTENANCE OF THE FACILITY

19.1 Operator Responsibility

19.1.9 The Operator will provide monthly water and electrical readings to SANParks and ensure that the annual water and energy saving targets are achieved.

19.1.10 The Operator will ensure that the 16-sleepover units are well maintained and included in the 5-year maintenance plan.

19.1.11 The Operator will enter into a lease agreement with SANParks for additional 20*single rooms in the Living Quarters and four houses (two or three bedroom units depending on availability) in the staff village.

All other staff will stay outside the park and the Operator will be responsible for the staff transport to the lodge.
19. SCHEDULE 9 - RESPONSIBILITY IN TERMS OF MAINTENANCE OF THE FACILITY

19.2 SANParks Responsibility

19.2.1 SANParks will provide metered water and electrical connections.

19.2.2 SANParks will insure the Skukuza Safari Lodge building and all the internal and movable assets.
Thank you