

	TECHNICAL REQUIREMENTS	Scope Requirement
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2.1 EVALUATION CRITERIA

An occupancy certificate is mandatory, but tenderers will not be disqualified when submitting tenders should they meet the minimum threshold stipulated in the technical evaluations.

Technical evaluation criteria with weightings (in percentages) for goods or services as follows:

	Description of criteria elements	Scoring Criteria		Overall, Weight
1.	The building must be an existing structure that can accommodate approximately 600m² - 700m² to accommodate offices, stores and workshops. - Provide in a report/property profile format	Condition and age of Building Provided	20%	20%
		Photograph of the property, any relevant certificates or permits (e.g. Zoning, building compliance) Not provided	0%	
2.	Provide most recent service reports or certificate not older than 31 July 2024 (aircons, service doors, fire equipment, lifts where applicable). The tenderer to indicate what is applicable to their building when submitting reports.	Provided – 100%	10%	10%
		Provided – 50% and above	5%	
		Provided less than 50%	0%	
3.	Provide condition assessment reports and certificates of compliance not older than 5 years Electrical and gas where applicable Plumbing Civil and structural (structure, roofs, walls, drainage). Mechanical (lifts, aircons, fire equipment - if not applicable, tenderer must confirm. Where there is a lift, compliance report not older than 1 year. In case of the building being vacant, the supplier must indicate and provide the last condition assessment reports and certificates.	Report with all certificates provided	10%	10%
		Report provided without certificates	5%	
		No report / no certificate provided	0%	
4.	Property / building plans (as built drawings/floor plans for the leased premises)	Provided	15%	15%
		Not provided	0%	
5.	Preference for single building	Single building	10%	10%
		Multiple buildings in same complex.	5%	
		With access to roof		

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	Description of criteria elements	Scoring Criteria		Overall, Weight
		Multi-buildings	2.5%	
6.	Availability of Back-up power (Generator, UPS): - In good working condition and connected for emergencies - Record of maintenance to be provided. - If not available, commitment (in writing) should be made to provide back-up power within 6 months of occupancy.	Available / commitment provided for installation and maintenance records.	5%	5%
		Available / commitment provided for installation and without maintenance records.	2.5%	
		Unavailable and no commitment to install.	0%	
7.	Parking availability within the perimeter fence of the property Approximately 10 x parking bays	Covered secure parking	10%	10%
		Combination of secure covered parking and open parking bays	7.5%	
		Secure open parking bays	5%	
		No Parking or less than 8 bays within the perimeter fence will be cause for disqualification	0%	
8.	Town/ City/ Nodal Centre: - Proximity to the current Shelly Beach Eskom Distribution office - Accessible by means of public transport. - Transportation routes within walking distance. A property profile with print out of google maps indicating location of the property to be provided.	≤ 3 Km radius	15%	15%
		>3km - ≤5 Km radius	10%	
		>5 km radius	5%	
9.	Backup water storage - In good working condition and connected for emergencies - Record of maintenance to be provided. - If not available, commitment (in writing) should be made to provide back-up water within 6 months of occupancy.	Available / commitment provided for installation and maintenance records.	5%	5%
		Unavailable and no commitment to install.	0%	
	Total Score			100%
	Minimum Threshold to be considered for further evaluation			70%

Suppliers who achieve the minimum threshold will be subjected to a site evaluation.

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ON-SITE OBJECTIVE TECHNICAL EVALUATIONS

	Measure	Description of criteria elements	Scoring Criteria	Score
1.	Universal Accessibility	The accommodation's location supports service delivery objectives, accessible for the delivery of equipment & materials, disability access i.e., availability of ramp, lift for multi-level building, bathroom wheelchair friendly, double-door from outside to allow wheelchair access and material delivery.	Fully compliant (availability of ramp, lift for multi-level building, bathroom wheelchair friendly, double-door from outside to allow wheelchair access and material delivery) = 25% Fairly compliant (availability of ramp, lift for multi-level building, bathroom wheelchair friendly) = 15% Non-compliant = 0%	25%
2.	Visual assessment	The premises are well maintained, with finishes as new. Adequate lighting, fixtures and fittings, paint work and flooring, do not require much work and premises can be occupied with minimal works.	Property has no apparent defects. Appearance is as new = 25% Property exhibits superficial wear and tear, with minor defects and minor signs of deterioration to surface finishes = 15% Property exhibits significant wear and tear, with visible defects and significant signs of deterioration to surface finishes = 0%	25%
3.	Security features	Secure perimeter fence (fully electrified or motion-sensored)	Fully electrified or motion-sensored = 10% Not Electrified/Not energized – 5% None installed – 0%	10%
4.	Security features	Security features such as security gates, outdoor lighting, burglar bars on windows, CCTV, security guards on premises/ entrance	All (security gates, outdoor lighting, burglar bars on windows, CCTV, security guards on premises/ entrance) =10% Partially= 5% None = 0%	10%

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5.	Security features	Availability of functional alarm system or commitment (in writing) to install within 6 months of occupancy.	Installed or willingness to install 5%	5%
			Not installed or not functional = 0%	
6.	Existing layout	Occupational Health & Safety compliant (emergency exits, fire extinguishers, adequate ventilation, adequate ablution facilities in line with national building regulations, adequate lighting).	Compliant - emergency exits, fire extinguishers, adequate ventilation, adequate ablution facilities in line with national building regulations = 25%	25%
			Non-compliant = 0%	
TOTAL SCORING				100

The evaluation committee reserves the right to disqualify any bidder that fails to meet the mandatory site evaluation criteria. Only bidders who fully comply with all on-site evaluation requirements, as specified in the technical criteria, will be eligible to proceed to the next stage of evaluation.

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