

	Technical Evaluation Criteria	Eskom Real Estate
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Title: **Technical Evaluation Criteria for the Maintenance of Security Systems including Ad-hoc Installations of Eskom Real Estate**

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Content

	Page
1. Introduction.....	3
1.1.1 Purpose.....	3
1.1.2 Applicability	3
1.1.3 Effective date.....	3
1.2 Normative/Informative References	3
1.2.1 Normative.....	3
1.2.2 Informative.....	3
1.3 Definitions	4
1.4 Abbreviations	4
2.5 Roles and Responsibilities	4
1.6 Process for Monitoring.....	4
1.7 Related/Supporting Documents.....	4
2. Technical Evaluation Criteria	4
2.1 General	4
2.2 Mandatory Criteria Evaluation	5
2.2.1 Mandatory Requirements	Error! Bookmark not defined.
2.2.2 Technical Evaluation	6
Criterion:	Error! Bookmark not defined.
3.3 Scoring Methodology.....	90
3.4 Warranties.....	100
4. Acceptance.....	100
5. Revisions.....	100
6. Development Team	100
7. Acknowledgements	111

Tables

Table 1: Mandatory Requirements	Error! Bookmark not defined.
Table 2: Technical evaluation	Error! Bookmark not defined.
Table 3: TET members.....	9

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1. Introduction

This document contains the technical evaluation criteria for Maintenance and repairs of current systems including Adhoc installations requests contract for Security Systems of Megawatt Park, Eskom Academy of Learning, Grootvallei Nature Reserve, and Eskom Research & Innovation Centre. Scope

1.1.1 Purpose

The purpose of this document is to define the technical evaluation criteria for the Maintenance and repairs of current systems including Adhoc installations requests contract for Security Systems.

1.1.2 Applicability

This document shall apply to Eskom Real Estate Corporate sites as mentioned above.

1.1.3 Effective date

Not applicable.

1.2 Normative/Informative References

Parties using this document shall apply the most recent edition of the documents listed in the following paragraphs.

1.2.1 Normative

- [1] 240-48929482: Tender Technical Evaluation Procedure
- [2] Scope of work for Maintenance and repairs of current Security systems including Adhoc installations.
- [3] 240-86738968: Specification for Integrated Security Alarm System for Protection of Eskom Installations and its subsidiaries
- [4] 240-91190304: Specification for CCTV Surveillance with Intruder Detection
- [5] 240-102220945: Specification for Integrated Access Control System (IACS) for Eskom Sites
- [6] 240-78980848: Specification for Non-Lethal Energized Perimeter Detection System (NLEPDS) Electrical Components
- [7] 240-170000098: Security Public Address Systems for Substations and Telecoms High Sites
- [8] 240-170000096: Physical Security Integration Standard
- [9] 240-139282493: Security Lighting for Eskom Applications
- [10] 240-170000691: Standard for Intrusion Pre-detection System used at Eskom sites
- [11] 240-170000723: Generic Technical Requirements for Physical Security Technologies Contracts

1.2.2 Informative

Not Applicable

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1.3 Definitions

Definition	Explanation
Tenderer or Bidder	Refers to person/company that will be involved in an open or closed competitive request for quotations/prices against a clearly defined scope/specification.

1.4 Abbreviations

Abbreviation	Explanation
ERE	Eskom Real Estate
MWP	Megawatt Park
EAL	Eskom Academy of Learning
ERIC	Eskom Research and Innovation Centre
PSIRA	Private Security Industry Regulator Authority
TET	Technical Evaluation Team

1.5 Roles and Responsibilities

This shall follow this document, 240-48929482: Tender Technical Evaluation Procedure.

1.6 Process for Monitoring

Not applicable.

1.7 Related/Supporting Documents

Not applicable.

2. Technical Evaluation Criteria

2.1 General

- The assessments are performed to assess the tenderer's capability to enter a contract with Eskom with respect to a specific product or service and meet Eskom's requirements.
- This report and any actions that are listed or recommended because of the assessments are by no means a confirmation or guarantee that any contract will be entered into by Eskom.
- Any actions undertaken by the tenderer because of this report is for the tenderer's account. Any liability for the said actions undertaken by the tenderer is not transferrable to Eskom in any way.
- The assessment team has no authority or responsibility in the decision taken by Eskom with respect to contracting for a product or service.
- Any statements, intentions and/or actions expressed by the assessment team during the assessment and after the assessment should not be interpreted as the awarding of a contract

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and does not constitute any liability to Eskom with regards to contract placement or post-contract performance guarantees.

- Tenderer’s that do not achieve the minimum threshold for each of the sub-categories will not be evaluated further.

2.1.1 Mandatory Criteria Evaluation

This evaluation exercise is performed by the Eskom evaluating representatives. This part of the technical evaluation starts when submissions are opened for the first time. The Eskom evaluating representatives will peruse the tender submissions to ensure that the Mandatory criteria are met. Submissions that receive a “No” on any of the Mandatory criteria will not be able to proceed to the next stage and therefore will fail the technical evaluation.

Mandatory Requirements

This is the assessment of compliance with the minimum Mandatory Requirements as detailed in the table below. No points or score will be allocated in criteria. Non-compliance with any of these Administrative Requirements will result in disqualification.

DESCRIPTION	COMPLIANT	NON-COMPLIANT
CIPC Registration Documents		
Valid Tax Clearance Certificate / Tax Pin		
Valid CSD report (Not older than three (3) months)		
CIDB Rating: 1GB, 2EB or 1EP		
ECB/SAIEE Registration: Proof of valid Registration		
ECSA Registration: Proof of valid Registration – Electrical/ Electronic or Mechatronics Engineer or Technologist.		
Valid Letter of Good Standing issued by the Department of Labour or RMA.		
Valid company PSIRA registration certificate.		
Valid PSIRA letter of good standing		

Table 1: Mandatory Requirements

Note: All documents must be clear and readable. Failure to submit clear and readable documents will lead to disqualification.

Note: Certification of documents/certificates to be done within 3 months prior to tender closing date.

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2.1.2 Technical Evaluation

Only tenderers that comply with the indicated Mandatory Administrative Requirements will be considered for the Technical/Functional Evaluation Stage.

The Technical/Functional Evaluation criteria for this bid is indicated in table below including the scoring system and weight allocation that will be used for the evaluation of the tenderer. Bidders are required to achieve a minimum of 75 points out of 100 points to proceed further.

ITEM	KPA	KPI	DESCRIPTION	WEIGHT	WHAT THE EVALUATOR SHOULD LOOK FOR?
1	Company Location	Proof of footprint in the province where the service is going to be rendered	The supplier shall have fully functional and operational offices in Gauteng Province. The supplier shall provide proof of a Valid Lease Agreement or Title deed, and Municipal statements must be submitted with the tender.	10%	No submission will equal to 0%
					Outside Gauteng Province will equal to 5%
					Within Gauteng Province will equal to 10%
2	Company Relevant Experience			20%	No submission will equal to 0%
					One (1) reference letter with one POC site verification will equal to 5 %

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		Minimum three (3) year/s experience in installations and maintenance of security technology. Submission of documentary evidence is compulsory. A minimum of three contactable references, as well as site visits for verification of Proof of Concept (PoC) is compulsory	3yrs. experience installation and maintenance= 20 3 yrs experience in installation and maintenance =10 Lack of documentary evidence will be scored nil.: 20%		Two (2) reference letters with two POC site verification will equal to 15 % Three (3) reference letters, with three POC site verification, will equal to 20 %
3	Project execution Approach and Methodology	Submission of a comprehensive installation and maintenance plan for the Access Control, CCTV, Electric Fence, Evacuation Systems, Intruder Detection Systems Details proposed methodology that will be followed in the effective maintenance of security technology systems	Maintenance plan/schedule: Detailed proposal and method statement: 10%	10%	No submission will equal to 0% Installation Plan 2% Maintenance Plan 2% Installation and Maintenance Plan, with schedules, and proposed detailed method statement 10%
4	Resources available for this project			20%	No submission will equal to 0%

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		<p>Eskom will evaluate the actual resource available to this tender. This refers to CV and profiles of relevant personnel with technical certification who will be involved on the contract. Qualifications and Experience of proposed key team members. An organogram must be submitted for verification purposes.</p>	<p>SAIDSA Registration = 5% ECSA Registration = 5% Profiles of employees on organogram with certification to demonstrate their experience with Integrated Access Control Systems =5% Certifications for 3 technicians and 3 assistants with 5 years' experience =5%</p>		<p>SAIDSA Registration = 5% ECSA Registration = 5% Profiles of employees on organogram with certification to demonstrate their experience with Integrated Access Control Systems =5% Certifications for 5 technicians with 5 years' experience = 5%</p>
5	Training	<p>Training Certificates of technicians from OEM (e.g., Axis, Nuuo, Hikvision, Bosch, etc) or accredited dealers/training authorities related to the design, supply and support of various alarm system technologies</p>	<p>Training certificates (minimum of 3) = 10 If no certificates submitted = 0: 10%</p>	10%	<p>No submission will equal to 0% 1 - 2 = 5% 3 = 10%</p>
6	PSIRA Training	<p>Certified PSIRA Certification for all technicians employed</p>		20%	<p>Certified copies of all directors Grade B or A = 5% Grade C - PSIRA Certification for technicians employed equals to 6 (2 per site) = 15 %</p>

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			Proof of registration certificates of directors Grade B or A; Certified copies of technicians Grade C - PSIRA employed equals to 6 (2 per site). Certification not older than three months = 20%		No submission = 0%. 1 - 2 = 5%. 3 - 5 = 10%. 6 = 15%. Certification not older than three months
7	PSIRA Letter of Good Standing	Proof of good standing with PSIRA	Provide a Valid PSIRA letter of good standing 10%	10%	Provide a Valid PSIRA letter of good standing = 10%
Total			100%		
THE TENDERER MUST ATTAIN THRESHOLD OF 75% TO BE CONSIDERED FOR FURTHER EVALUATION. ANY TENDERER WHO DOES NOT MEET THE 75 % THRESHOLD WILL BE DISQUALIFIED.					

2.2 Scoring Methodology

Each item will be assigned a score by the Eskom technical evaluation team based the tenderer response/demonstrated functionality and cross-checked with the supporting documents provided (where applicable).

TET MEMBERS

TET NUMBER	NAME AND SURNAME	DESIGNATION
TET 1	Charmaine Mokoena	MANAGER SECURITY
TET 2	Celumusa Zulu	MANAGER SECURITY
TET 3	Thabo Pitso	MANAGER SECURITY

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TET 4	Matsobane Phosa	SENIOR ADVISOR: SECURITY SOLUTIONS
TET 5	Lungile Mloyi	SHEQ OFFICER
TET 6	Vusi Mashele	SHEQ OFFICER
TET 7	Samaria Mabona	MIDDLE MANAGER SECURITY

2.3 Warranties

- 1) The system installed shall carry a minimum local (South African) warranty of 12 months from the date of the system being commissioned. Eskom shall thereafter have the option to access on-going support in terms of a subsequent agreement.
- 2) All equipment in the BOQ must be included in the warranty, including the batteries of the UPS's (where required), surge protection.
- 3) The warranty must include labour and traveling for the full period of 36 months.

3. Acceptance

This document has been seen and accepted by:

Full Name and Surname	Designation
Pat Skosana	Senior Manager ERE
Samaria Mabona	Middle Manager ERE Security
Charmaine Mokoena	Security Manager MWP
Thabo Pitso	Security Manager EAL
Celumusa Zulu	Security Manager ERIC

4. Revisions

Date	Rev.	Compiler	Remarks
December 2025	1	Charmaine Mokoena	Technical Evaluation for ERE Security

5. Development Team

The following people were involved in the development of this document:

- Charmaine Mokoena, Security Manager ERE
- Samaria Mabona, Middle Manager ERE

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6. Acknowledgements

Thank you all for your inputs.

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