Eskom	Strategy	Engineering

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Compiled by	Functional Responsibility	Authorised by
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1. INTRODUCTION

To accommodate a bigger premises within the Megawatt Park complex, the National Security Co-ordination Centre (NSCC) is relocating to the old ENERWEB offices at MWP Ground Floor Block A. The National Security Nerve Centre is part of the National Security Co-ordination Centre (NSCC) in Group Security and is currently located in Megawatt Park lower ground (Proto Room). It consists of a security nerve centre room, offices, and boardrooms and the current location is unsuited hence a request was made via Eskom Real Estate Space Planning to relocate this centre.

2. SUPPORTING CLAUSES

2.1 SCOPE

This document provides the tender technical evaluation strategy for the required works of the Eskom Megawatt Park National Security Co-ordination Centre (NSCC) upgrade project. The team members are listed and appointed through this document. The document also describes the acceptable and un-acceptable risks, qualifications and/or conditions.

2.1.1 Purpose

The purpose of this tender technical evaluation strategy is to define the Mandatory Evaluation Criteria, Qualitative Evaluation Criteria and TET member responsibilities for tender technical evaluation. The technical evaluation strategy serves as basis for the tender technical evaluation process.

2.1.2 Applicability

This document is applicable to the Eskom Mega Watt Park Megawatt National Security Co-ordination Centre (NSCC) upgrade project only.

2.2 NORMATIVE/INFORMATIVE REFERENCES

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

2.2.1 Normative

[1] 240-48929482: Tender Technical Evaluation Procedure

[2] 32-1034 Eskom Procurement Policy

2.2.2 Informative

[3] 363-ERE-CEEC-D00035-6 - Mega Watt Park Establishment of the National Security Co-ordination Centre Technical Specification

2.3 DEFINITIONS

Definition	Description
Contractor/Tenderer	Refers to the corporation appointed to perform the engineering, procurement, and construction works required for the project.
Employer	Refers to Eskom Holdings State Owned Company
Eskom ERE Engineering	Refers to the Eskom Engineering team who will perform the reviews and provide technical assistance for the work performed by the appointed Contractor.
Specification	The document/s forming part of the contract in which the methods of executing the various items of work to be done is described, as well as the nature and quality of the materials to be supplied and it includes technical schedules and drawings attached thereto as well as all samples and patterns
The Client	The end user will be Eskom who will be represented by National Security Co-ordination Centre staff throughout the duration of the Project.

2.3.1 Classification

Controlled Disclosure: Controlled Disclosure to external parties (either enforced by law, or discretionary).

2.4 ABBREVIATIONS

Abbreviation	Description
BoQ	Bill of Quantity
CoC	Certificate of Compliance
DoL	Department of Labour
ECSA	Engineering Council of South Africa
EDWL	Engineering Design Work Lead
LDE	Lead Discipline Engineer
TET	Technical Evaluation Team

2.5 ROLES AND RESPONSIBILITIES

As per 240-48929482: Tender Technical Evaluation Procedure

2.6 PROCESS FOR MONITORING

N/A

2.7 RELATED/SUPPORTING DOCUMENTS

Refer to Section 2.2

3. TENDER TECHNCIAL EVALAUTION STRATEGY

3.1 TECHNICAL EVALUATION THRESHOLD

Mandatory Technical Evaluation Criteria (gatekeepers) are 'must meet' criteria. These criteria shall not be weighted, or point scored but shall be assessed on a Yes/No basis as to whether the criteria are met. An assessment of 'No' against any criterion shall technically disqualify the tenderer and shall not be further evaluated against Qualitative Criteria.

Qualitative Technical Evaluation Criteria are weighted evaluation criteria used to identify the highest technically ranked tenderer after determining that all the Mandatory Evaluation Criteria have been met. The Qualitative Evaluation Criteria are weighted to reflect the relevant importance of each criterion. The minimum weighted final score (threshold) required for a tender to be considered from a technical perspective is 70%.

The following scoring method will be used:

SCORE	PERCENTAGE (%)	DESCRIPTION
5	100	COMPLIANT 1. Meet the technical requirement(s) AND, 2. No foreseen technical risk(s) in meeting technical requirements
4	80	COMPLIANT WITH ASSOCIATED QUALIFICATIONS 1. Meet the technical requirement(s) with, 2. Acceptable technical risks AND/OR; 3. Acceptable exceptions AND/OR; 4. Acceptable conditions
2	40	NON-COMPLIANT 1. Does not meet the technical requirement(s) AND/OR 2. Unacceptable technical risk(s) AND/OR; 3. Unacceptable exceptions AND/OR; 4. Unacceptable conditions
0	0	TOTALLY DEFICIENT/NON-RESPONSIVE

3.2 TET MEMBERS

Table 1: TET Members

TET number	TET Member Name	Designation
TET 1	Andre Van Den Berg	Senior Engineer C&I and BMS
TET 2	Emmanuel Manganye	Senior Engineer Mechanical
TET 3	David Kunene	Senior Engineer Electrical
TET 4	Burton Witbooi	Senior Advisor Architect
TET 5	Matsobane Phosa	Senior Advisor Security

3.3 MANADATORY TECHNICAL EVALUATION CRITERIA

Table 2: Mandatory Technical Evaluation Criteria

	Mandatory Technical Criteria Description	Reference to Technical Specification / Tender Returnable	Motivation for use of Criteria
1.	All professional body registrations for specifically mentioned disciplines are in place and tangible proof is provided. Tangible proof here means an up-to-date CV and certified copy of registration certificate from appropriate professional body by the principal contractor OR Joint Venture (JV) OR Sub-Contractor. In the case of a Sub-Contractor a letter of agreement with the Sub-Contractor shall accompany the tender.	As per NEC3 Professional Services Contract (PSC3) Part 3 Section 3.2.3. "Design shall be prepared and signed off by Professionally Registered Engineer/ Technologist for each discipline". Minimum post registration experience of 5 years. • ECSA Registration as a Professional Engineer/Technologist. (Electrical and Mechanical (HVAC)) • Plumbing Trade certificate and registered with Plumbing Industry Registration Board (PIRB) as a licenced plumber. • SAQCC Fire Detection/Protection.	The Engineering Profession Act, 2000, (Act 46 of 2000) provide for the reservation of work of an engineering nature for the exclusive performance by registered persons. It is a legal requirement for plumbers to be registered with the PIRB in order to legally practice their trade and issue Plumbing Certificates of Compliance (CoCs). By virtue of the Department of Employment and Labour (DEOL) mandate to SAQCC, any person designing, installing, commissioning or maintaining portable fire equipment, fire detection and gas extinguishing systems therefore needs to be certified by SAQCC at the appropriate level.
2.	Registration as an Electrical Contractor with Department of Employment and Labour and tangible proof is provided. Tangible proof here means an up-to-date CV and certified copy of registration certificate from Department of Employment and Labour by the principal contractor OR Joint Venture (JV) OR Sub-Contractor. In the case of a Sub-Contractor a letter of agreement with the Sub-Contractor shall accompany the tender.	As per NEC3 Professional Services Contract (PSC3) Part 3 Section 3.2.3. "The works is inclusive of provision of CoC's for all required installation, such as electrical installation, gas piping by Authorised Person". "A CV and valid certificate of registration as a Three-Phase Electrician" (IE) for a personnel or Company registered with Department of Employment and Labour.	Electrical Requirement to ensure all works conform to specific SANS regulations. Compliance with the Occupational Health and Safety Act's Electrical Machinery Regulations (85 of 1993) Certification

3.	Proof of company registration with Private Security Industry Regulatory Authority (PSIRA) by the principal contractor OR Joint Venture (JV) OR Sub-Contractor. In the case of a Sub-Contractor a letter of agreement with the Sub-Contractor shall accompany the tender.	As per NEC3 Professional Services Contract (PSC3) Part 3 Section 3.1 "The Contractor's sub-contractor designing and implementing the Integrated Physical Security System (IPSS) is a paid-up member of Private Security Industry Regulatory Authority (PSIRA)". The PSIRA certificate grade shall be suitable for installing, servicing and/or repairing security equipment.	Private Security Industry Regulatory Authority (PSIRA) is a South African government entity responsible for regulating and controlling the private security industry. Its primary objective is to ensure that security service providers operate professionally, ethically, and in the public interest.

3.4 QUALITATIVE TECHNICAL EVALUATION CRITERIA

Table 3: Qualitative Technical Evaluation Criteria

	Qualitative Technical Criteria Description		Tender Returnable	Criteria Weighting (%)	Criteria Sub Weighting (%)
	1. Integrated Physical Security System (IPSS)			**35%**	
	1.1	Provide a Detailed Method Statement indicating all the **design and construction** activities that will be conducted for the execution of the IPSS scope (Design/ erection/ installation/ test/ commission – how will the expected work be performed)	Tenderer to supply a detailed method statement, showing their understanding of the activities that need to be conducted in line with the required IPSS Scope of Works.	5 – If methodology is supplied AND all aspects are satisfactory, 2- If methodology is supplied but all aspects are not satisfactorily explained, 0- If not provided.	20%
	1.2	Relevant Contactable Project References Three (3) Reference letters from Clients both signed and stamped (verifiable with the company information) on work of a similar nature completed in past seven (7) years. **The references must specifically be related to Integrated Physical Security System (IPSS).**	The letter should contain contact details of the client, project name, project start and end dates and duration (the original contract duration and the actual project execution duration). Description of the works and cost of the project.	5 – At least 3 acceptable/relevant IPSS projects completed, 4 – Only 2 acceptable/relevant IPSS projects completed, 2 – Only 1 acceptable/relevant IPSS project completed, 0 – No acceptable projects completed.	15%
	1.3	Provide details, product catalogues and datasheets for the Integrated Physical Security System (IPSS) equipment envisaged to be utilised.	• Video walls with a graphical user interface and behaviour models, • Standby power system, • Integrated access control system including biometric and face recognition systems, • Camera surveillance system (CCTV), • Intruder detection and pre-detection systems,	5 – If all catalogues and datasheets are supplied AND all aspects are satisfactory, 4 – If all catalogues and datasheets are supplied but all aspects are not satisfactory, 2- If not all catalogues and datasheets are supplied, 0- If not provided.	20%

			• Alarm system, • Physical Security Information Management System (including IT Infrastructure), • Visitor management system, • Security management system, • Metal detector and X-Ray machines, Intrusion detection system (IDC).		
	1.4	**Technical Schedules A/B**			45%
		Alarm System	Evaluation of completed Technical Schedules A/B indicating compliance to the technical specification 240-86738968 as per Annex A of this document.	Full compliance = 179 x 3 x weight (15)	
		CCTV	Evaluation of completed Technical Schedules A/B indicating compliance to the technical specification 240-91190304 as per Annex B of this document.	Full compliance = 401 x weight (15)	
		IACS	Evaluation of completed Technical Schedules A/B indicating compliance to the technical specification 240-102220945 as per Annex C of this document.	Full compliance = 335 x 3 x weight (15)	
		Intrusion Pre-detection System	Evaluation of completed Technical Schedules A/B indicating compliance to the technical specification 240-170000691 as per Annex D of this document.	Full compliance = 134 x 3 x weight (15)	
		System Integration	Evaluation of completed Technical Schedules A/B indicating compliance to the technical specification 240-170000096 as per Annex E of this document.	Full compliance = 90 x 3 x weight (20)	
		Generic Technologies	Evaluation of completed technical Schedule A/B indicating compliance to 240-17000723 specification requirements as per Annex F of this document.	Full compliance = weight of line-item x 3 x weight (20)	

	2. HVAC			**20%**	
2.1	Provide a Detailed Method Statement indicating all the design and construction activities that will be conducted for the execution of the HVAC scope (Site investigations, design development and review, construction works etc)	Tenderer to supply a detailed method statement, showing their understanding of the activities that need to be conducted in line with the required HVAC Scope of Works.	5 - If methodology is supplied AND all aspects are satisfactory, 2- If methodology is supplied but all aspects are not satisfactorily explained, 0- If not provided.	50%
2.2	Relevant Contactable Project References Three (3) Reference letters from Clients both signed and stamped (verifiable with the company information) on work of a similar nature completed in past seven (7) years. **The references must specifically be related to HVAC system including Mechanical, Electrical, Electronics, civil and fire for the works.**	The letter should contain contact details of the client, project name, project start and end dates and duration (the original contract duration and the actual project execution duration). Description of the works and cost of the project.	5 – At least 3 acceptable/relevant HVAC projects completed, 4 – Only 2 acceptable/relevant HVAC projects completed, 2 – Only 1 acceptable/relevant HVAC project completed, 0 – No acceptable projects completed.	50%

		3. Electrical		**20%**	
	3.1	Provide a copy of the CV and qualifications of a Professional Engineer/Technologist that will be responsible for the Electrical Scope of works. This Engineer/Technologist is responsible for the Assessments, Design, and construction supervision of the Electrical scope for the project.	Tenderer to supply a CV and qualifications of the Electrical Engineer that will be the design authority on the project. The Professional Engineer/Technologist must have a minimum 3 years' experience Post Professional Registration.	5 – If the engineer/technologist meets the required years and type of experience, 4 – If the engineer/technologist is deficit with the type of experience but still meets the required minimum years post registration, 2 - If the engineer/technologist is deficit with the type of experience and the minimum years post registration, 0 – If the person is not a Professional Engineer/Technologist.	40%
	3.2	Provide a Detailed Method Statement indicating all the design and construction activities that will be conducted for the execution of the Electrical scope (Site investigations, design development and review, construction works etc)	Tenderer to supply a detailed method statement, showing their understanding of the activities that need to be conducted in line with the required Electrical Scope of Works.	5 - If methodology is supplied AND all aspects are satisfactory, 2- If methodology is supplied but all aspects are not satisfactorily explained, 0- If not provided.	30%
	3.3	Relevant Contactable Project References Three (3) Reference letters from Clients both signed and stamped (verifiable with the company information) on work of a similar nature completed in past seven (7) years. **The references must specifically be related to Electrical and standby power system.**	The letter should contain contact details of the client, project name, project start and end dates and duration (the original contract duration and the actual project execution duration). Description of the works and cost of the project.	5 – at least 3 acceptable/relevant Electrical projects completed, 4 – only 2 acceptable/relevant Electrical projects completed, 2 – only 1 acceptable/relevant Electrical project completed, 0 – no acceptable projects completed.	30%

		4. Architecture		**20%**	
	4.1	Provide a Detailed Method Statement indicating all the design and construction activities that will be conducted for the execution of the architectural scope (Site investigations, design development and review, construction works etc)	Tenderer to supply a detailed method statement, showing their understanding of the activities that need to be conducted in line with the required architectural Scope of Works.	5 - If methodology is supplied AND all aspects are satisfactory, 2- If methodology is supplied but all aspects are not satisfactorily explained, 0- If not provided.	50%
	4.2	Relevant Contactable Project References Three (3) Reference letters from Clients both signed and stamped (verifiable with the company information) on work of a similar nature completed in past seven (7) years. **The references must specifically be related to architectural and or building work of similar nature.**	The letter should contain contact details of the client, project name, project start and end dates and duration (the original contract duration and the actual project execution duration). Description of the works and cost of the project.	5 – At least 3 acceptable/relevant architectural projects completed, 4 – Only 2 acceptable/relevant architectural projects completed, 2 – Only 1 acceptable/relevant architectural project completed, 0 – No acceptable projects completed.	50%
		5. General		**5%**	
	5.1	Provide a level 3 schedule indicating the works covering all the durations aligned to the activities listed in all detailed method statements.	Tenderer to supply a detailed Schedule, showing the durations and interdependencies of activities required and to be conducted in line with the Scope of Works	5 – Level 3 project schedule acceptable and related to scope of work 4 – Level 3 project schedule acceptable but does not cover 100% of the scope of work. 2 – Level 3 project schedule submitted but not related to scope of work 0 – No Method statement submitted	100%
				TOTAL	

3.5 TET MEMBER RESPONSIBILITIES

Table 4: TET Member Responsibilities

Mandatory Criteria Number	TET 1	TET 2	TET 3	TET 4	TET 5
1 Professional Registrations	X	X	X	X	X
2 Electrical CoC's	X	X	X	X	X
3 PSIRA	X	X	X	X	X
Qualitative Criteria Number					
1.1 – 1.4 IPSS	X				X
2.1 – 2.2 HVAC		X			
3.1 – 3.3 Electrical			X		
4.1 – 4.2 Architectural				X	
5.1 Schedule	X	X	X	X	X

X – Mandatory

3.6 FORESEEN ACCEPTABLE / UNACCEPTABLE QUALIFICATIONS

3.6.1 Risks

Table 5: Acceptable Technical Risks

Risk	Description
1.	Alternative solutions with the same or better performance. But in compliance with all standards specified in the NEC.
2.	
3.	

Table 6: Unacceptable Technical Risks

Risk	Description
4.	No compliance to any one of the standards specified in the NEC.
5.	No method statements.
6.	Exclusions of scope specified in the employers' requirements.
7.	

7.1.1 Exceptions / Conditions

Table 7: Acceptable Technical Exceptions / Conditions

Risk	Description
1.	
2.	
3.	
4.	

Table 8: Unacceptable Technical Exceptions / Conditions

Risk	Description
1.	
2.	
3.	

8. AUTHORISATION

This document has been seen and accepted by:

Name	Designation	Signature
Andre Van Den Berg	ERE Senior Engineer C&I and BMS	
Burton Witbooi	Snr. Advisor Architect	Sifiso Gwala
David Kunene	Senior Engineer Electrical	
Emmanuel Manganye	ERE Senior Engineer Mechanical	
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9. REVISIONS

Date	Rev.	Compiler	Remarks
June 2025	0.1	Andre van den Berg	Draft for review
July 2025	0.2	Andre van den Berg	Revised to combine technology and building works into one contract
August 2025	1.0	Andre van den Berg	Final after review process completed.

10. DEVELOPMENT TEAM

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

- Andre van den Berg

11. ACKNOWLEDGEMENTS

- N/A

12. ANEXURE A, TECHNICAL SCHEDULES A/B FOR ALARM SYSTEM

13. ANEXURE B, TECHNICAL SCHEDULES A/B FOR CCTV SYSTEM

14. ANEXURE C, TECHNICAL SCHEDULES A/B FOR THE IACS

15. ANEXURE D, TECHNICAL SCHEDULES A/B FOR INTRUSION PRE-DETECTION SYSTEM

16. ANEXURE E, TECHNICAL SCHEDULES A AND B FOR PHYSICAL SECURITY INTEGRATION STANDARD

17. ANEXURE F, TECHNICAL SCHEDULES A/B FOR PROJECT SERVICES (GENERIC TECHNICAL)

18. ANEXURE G, SUPPLIER EQUIPMENT TENDERED DECLARATION