

TECHNICAL EVALUTION CRITERIA FOR LEASE IN OF A COMMERCIAL BUILDING IN UPINGTON FOR  
ESKOM TRANSMISSION

**The following are technical mandatory requirements for this contract:**

1. Minimum of 10 parking bays available
2. Secure Office Building and fenced off parking

The tenderer who does not meet the mandatory requirements above will not be evaluated any further.

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

	Description of criteria elements	Scoring Criteria		Overall Weight
1.	<b>The building must be an existing structure that meet the “B” grade standard (as described in paragraph 3 above)</b>	Provided	15%	15%
		Not provided	0%	
2.	<b>Copy of Title Deed or proof of ownership</b>	Provided	15%	15%
		Not provided	0%	
3.	<b>Property / building plans (as built drawings/floor plans)</b>	Provided	15%	15%
		Not provided	0%	
4.	<b>Preference for single tenancy building</b>	Single tenancy	15%	15%
		Sharing with 1 other tenant	7.5%	
		Multi-tenanted	0%	
5.	<b>Availability of Back-up power (Generator, UPS):</b> <ul style="list-style-type: none"> <li>In good working condition and connected for emergencies</li> <li>Record of maintenance to be provided.</li> <li>If not available, commitment (in writing) should be made to provide back up power within 3 months of occupancy.</li> </ul>	Not available	0%	10%
		Available	10%	
6.	<b>Parking availability:</b> <ul style="list-style-type: none"> <li>Safe/ secure parking with necessary security features: 10 x parking bays (covered parking bays);</li> </ul>	Not available	0%	10%
		Un-covered parking	5%	
		Covered parking	10%	
7.	<b>Town/ City/ Nodal Centre:</b> <ul style="list-style-type: none"> <li>Proximity to CBD or amenities</li> <li>Accessible by means of public transport</li> <li>Transportation routes within walking distance</li> <li>A property profile with print out of google maps indicating location of the property to be provided.</li> </ul>	> 5 Km radius	0%	5%
		< 5 Km radius	5%	
8.	<b>Major Transportation Routes:</b> <ul style="list-style-type: none"> <li>Accessibility to national and local major transportation routes</li> <li>A property profile with print out of google maps indicating location of the property to be provided.</li> </ul>	Not Accessible	0%	5%
		Accessible	5%	

9.	Suitable roof space for satellite phone installations	Suitable	10%	10%
		Not suitable	0%	
Total Score				100%
Minimum Threshold to be considered for further evaluation				70%

It must be noted that as part of the evaluation process Eskom will require access to evaluate the physical condition of the site (existing building structure) as per the below requirements.

The evaluation will only be conducted to the tenderers that achieve a 70% threshold based on the tender submission.

#### Objective Technical Evaluation

Site evaluation criteria	Points
Location suitability	10 %
Visual assessment of the state of the building	10 %
Building feature (Open plan functionality, number of floors, number of buildings to be occupied – Does the property lend itself to easy accessibility, IT infrastructure layout and security features)	10 %
Internal Audits. Required. Will the landowner conduct annual audits on the building to confirm all in order and safe for Eskom tenants	10 %
Disability friendly (accessibility)	15 %
Health and Safety compliance	10 %
Water management. Required. Provide access to clean potable water	10 %
Condition of the property, equipment, and infrastructure/ plant:  Equipment/ infrastructure/ plant (e.g., HVAC, electrical, plumbing) to be in good and working condition. Copy of COC, HVCA service record and plumbing certificate.  In the absence of certificates, a condition assessment report should be provided. Eskom will inspect the property to verify this report. The tenders provider must provide the certificates within 14 days prior to signing the acceptance letter.	15%
Electric fence, other type of perimeter fence, security gates, burglar bars to windows and doors, alarm system etc. If perimeter fence is provided (not electric fence 5%)	10%
<b>Total</b>	<b>100%</b>



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