Eskom	Strategy	Maintenance

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1. INTRODUCTION

Medupi Power Station is designed to be a highly efficient and effective coal fired power station in supplying power to the South African National Grid. This should be maintained by ensuring that the plant power output is not negatively impacted by unavailability, inefficiency and unreliability of certain plant equipment or components. The power station is designed to allow UCLF capped at 2% and this can be achieved by ensuring that the time spent on maintenance is minimized. One of the ways to minimize the maintenance downtime is availability of necessary equipment or component maintenance spares.

This document provides an overview of Eskom technical criteria to be used when evaluating the tender submissions for **Maintenance service of Consolidated Building Management System** at Medupi Power Station for the period of five (5) years. The document provides annexures developed to address various aspects required to perform technical evaluations. While the strategy encompasses the entire CBMS, it is imperative that each individual component, namely FDS, ACS, CCTV, PAS, HVAC, Elevator Monitoring, Perimeter Protection, and Energy Management, be evaluated using a separate, dedicated scoring sheet. The final selection of the successful bidder will be determined by the combined average score across all evaluated components. The scope of this evaluation extends from the field devices (e.g., smoke and heat detectors, cameras, card readers) to the network servers and workstations. It explicitly excludes domestic electric circuits, civil structures, and fire fighting equipment.

Medupi Power Station CBMS (network) uses the state-of-the-art Enterprise Business Integrator to monitor and control the field instrumentation of buildings. CBMS and EBI will be interchangeable in this document. The EBI has combined modules linked together. The modules being Building Manager, Energy Manager, Life Safety Manager, Security Manager and Digital Video Manager. Together they offer safety of personnel, surveillance and security, video monitoring and analysis and green building monitoring and management.

1.1 SCOPE

This document contains the technical evaluation criteria and associated documents relating to a commercial enquiry for the technical evaluation of the **Maintenance service of Consolidated Building Management System contract**.

The technical evaluation team members are listed and appointed in this document along with their responsibilities.

The technical evaluation requirements consist of the following criteria:

Mandatory Evaluation Criteria

Qualitative Evaluation Criteria

Once the Technical Evaluation Strategy is authorised no changes will be made to the evaluation criteria without appropriate authorisation.

1.1.1 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.

1.1.2 Applicability

This document shall apply to Medupi Power Station **Maintenance service of Consolidated Building Management System contract**.

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] 32-1034: Eskom Procurement Policy

1.2.2 Informative

[1] ISO 9001: Quality management systems

[2] ISO 14001: Environmental Management systems

[3] 474-59: Internal Audit Procedure

1.3 DEFINITIONS

Definition	Description
Enquiry	A competitive or non-competitive request for information, interest, quotations or proposals made to a supplier, a group of suppliers or the market at large.
Local	Within the borders of the Republic of South Africa
Tender	A tender refers to an open or closed competitive request for quotations / prices against a clearly defined scope / specification.

1.3.1 Classification

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

1.4 ABBREVIATIONS

Abbreviation	Description
BACNet	Building Automation and Control Network
BMS	Building Management System
BOP	Balance of Plant
BOO	Bill of Quantities
C&I	Control and Instrumentation
CBMS	Consolidated Building Management System
CCTV	Closed Circuit Television
co	Carbon Monoxide
DCS	Distributed Control System

FMECA	Failure Mode Effect and Criticality Analysis
Hazloc	Hazardous Location
HMI	Human Machine Interface
HVAC	Heating Ventilation and Air Conditioning
IAC	Integrated Access Control
IM	Information Management
1/0	Input/ Output
IP	Internet Protocol
IT	Information Technology
PTZ	Pan Tilt Zoom
RAM	Reliability Availability and Maintainability
SLAN	Station Local Area Network
UPS	Uninterrupted Power Supply
URS	User Requirements Specification

1.5 ROLES AND RESPONSIBILITIES

As per 240-48929482: Tender Technical Evaluation Procedure

1.6 PROCESS FOR MONITORING

This procedure shall be monitored by 474-59: Internal Audit Procedure

1.7 RELATED/SUPPORTING DOCUMENTS

Tender Technical Evaluation Scoring Form

2. TENDER TECHNCIAL EVALAUTION STRATEGY

2.1 TECHNICAL EVALUATION THRESHOLD

The section details the methodology to be employed by Eskom in scoring the “Technical” category of the tender evaluation. This evaluation exercise is performed by the appointed Eskom TET.

The evaluation of the tenders will be based on the tenderer’s ability to meet the technical requirements. The evaluation consists of mandatory criteria and qualitative criteria. Results of mandatory evaluation will be “compliant “or “non-compliant”

The qualitative evaluation shall apply a weighted score card approach to evaluate the tenders against the specifications and employer’s requirement. The score card below will be used.

Table 1: Qualitative Evaluation Criteria Scoring Table

Score	Weigh score%	DESCRIPTION
5	100	**COMPLIANT** • Meet technical requirement(s) AND • No foreseen technical risk(s) in meeting technical requirements.
4	80	**COMPLIANT WITH ASSOCIATED QUALIFICATIONS** • Meet technical requirement(s) with; • Acceptable technical risk(s) AND/OR • Acceptable exceptions AND/OR • Acceptable conditions.
2	40	**NON-COMPLIANT** • Does not meet technical requirement(s) AND/OR. • Unacceptable technical risk(s) AND/OR. • Unacceptable exceptions AND/OR. • Unacceptable conditions
0	0	**TOTALLY DEFICIENT OR NON-RESPONSIVE**

The minimum weighted final score (threshold) required for a tender to be considered from a technical perspective is 70%.

2.2 TET MEMBERS

Table 2: TET Members

TET number	TET Member Name	Designation
TET 1	Neo Nemulalate	System Engineer
TET 2	Letago Manyelo	Senior System Engineer
TET 3	Thys Britz	Senior Supervisor C&I Maintenance
TET 4	Ofhani Musekwa	Senior Advisor Technical Support

2.3 MANDATORY TECHNICAL EVALUATION CRITERIA

Table 1: Mandatory Technical Evaluation Criteria

	Mandatory Technical Evaluation Criteria	Reference to Technical Specification / Tender Returnable	Motivation & Comments
1.	**Detailed technical methodology and plan**	The contractor must provide a detailed technical methodology and plan for providing all required services, including maintenance and calibration. This plan must demonstrate a clear understanding of the specific equipment and outline how the bidder will ensure the quality and authenticity of technical methodologies used.	The technical methodology and plans must align with manufacturer recommended procedures.

2.4 QUALITATIVE TECHNICAL EVALUATION CRITERIA

Table 2: Qualitative Technical Evaluation Criteria

Technical Evaluation Criteria			**TET 1 Evaluation Scores**	**File reference for the score**	**Guideline / Notes**
Technical Criteria Description		**Sub-criteria weighting (%)**			
1. Compliance to Eskom Specification	**Weighting =**	**35%**	**0**		
General measure in line with the product specification					
1.1	Provide a Maintenance service of Consolidated Building Management System service to the Employer in accordance with 240-97019986 Medupi Power Station Scope of Work for Maintenance service of Consolidated Building Management System.	100%			Scoring: 5 - Product Information Sheet, Performance Guarantee, Maintenance service of Consolidated Building Management System. 4 - Excluding one from the following: Product Information Sheet, Performance Guarantee, Maintenance service of Consolidated Building Management System. 2 - Excluding two from the following: Product Information Sheet, Performance Guarantee, Maintenance service of Consolidated Building Management System. 0 - Excluding three from the following: Product Information Sheet, Performance Guarantee: Maintenance service of Consolidated

					Building Management System.
Compliance to Eskom Specification Score:			**0**		
2. Previous Experience	**Weighting =**	**15%**	**0**		
Reference list of Purchase/Task Orders completed of previous similar work.					
2.1	The tenderer has experience in Maintenance service of Consolidated Building Management System. Proof of 3 to 5 years equivalent to be provided. A reference list with at least 3 completed Purchase/Task Orders to be provided.	100%			5 - A reference list with 3 or more completed Maintenance service of Consolidated Building Management System Contract/Task Orders to be provided with min 5 years relevant experience 4 - A reference list with 2 completed Maintenance service of Consolidated Building Management System Contract/Task Orders provided with min 3 years relevant experience 2 - A reference list with 1 completed Maintenance service of Consolidated Building Management System Contract/Task Orders provided. 0 - No reference of completed Maintenance service of Consolidated Building Management System Contract/Task Orders provided.
Previous Experience Score:			**0**		
3. Manufacturing Equipment and Key Personnel	**Weighting =**	**20%**	**0**		

Key machinery and resources containing resource plan per area					
3.1	The Contractor shall supply their own tools and electrical equipment that might be required when providing the Maintenance service of Consolidated Building Management System services to the Employer. The employer needs to list fully qualified key personnel for Maintenance service of Consolidated Building Management System.	100%			5 - Contractor has identified that they Own all the tools and equipment required when providing the Maintenance services of Consolidated Building Management System services. And the Contractor has also proved that all Key personnel in each area are fully qualified to perform the required maintenance services. 4 - Contractor has identified that they Own most the tools

					and equipment required when providing the Maintenance service of Consolidated Building Management System services. And the Contractor has also proved that most of the Key personnel in each area is fully qualified to perform the required maintenance services. 2 - Contractor has identified that they Own Some of the tools and equipment required when providing the Maintenance service of Consolidated Building Management System services. And the Contractor has also proved that some of the Key personnel in each area are fully qualified to perform the required maintenance services. 0 - Contractor did not provide any information relating to Manufacturing Equipment and Key Personnel.
Manufacturing Equipment and Key Personnel:			**0**		
4. Relationship with OEM/Accredited Suppliers	**Weighting =**	**10%**	**0**		
Insourcing and Outsourcing					

4.1	The tenderer's relationship with the Original Equipment Manufacturer (OEM) or other accredited suppliers.	100%			5 - The contractor provides a formal OEM commitment letter or a valid certificate of partnership / accreditation. This letter explicitly confirms their ability to provide genuine parts and authorized services for the specific equipment mentioned in the tender. 4 - The contractor provides a formal letter from a local, authorized distributor or certified service partner of the OEM. This letter demonstrates a direct and official channel for obtaining genuine parts and services. 2 - The contractor provides a generic statement of their ability to source parts but lacks specific details or proof of a reliable supply chain. 0 - The contractor provides no information or an unclear plan for sourcing genuine parts and services.
Relationship with OEM/Accredited Suppliers			**0**		
5. Technical Quality Assurance	**Weighting =**	**20%**	**0**		
Quality Assurance					

5.1	The service provider has an asset list describing the tools and equipment it has available for the Maintenance service of Consolidated Building Management System.	100%			5 - Dedicated and demarcated quarantine area, Material storage and identification control procedure, Incoming good inspection procedure, Sub supplier approval process, Sub supplier performance management and Draft product ITP 4 - Dedicated and demarcated quarantine area, Material storage and identification control procedure, Incoming good inspection procedure, Sub supplier approval process, Sub supplier performance management and without Draft product ITP 2 - List above except 2 items and draft product ITP 0 - List above except 3 items and draft product ITP
Technical Quality Assurance:			**0**		
Final score for TET:			**0**	**0%**	

2.5 TET MEMBER RESPONSIBILITIES

Table 3: TET Member Responsibilities

Mandatory Criteria Number	TET 1	TET 2	TET 3	TET 4
1. Detailed technical methodology and plan	X	X	X	X
Qualitative Criteria Number	**TET 1**	**TET 2**	**TET 3**	**TET 4**
1. Compliance to Eskom Specification	X	X	X	X
2. Previous Experience	X	X	X	X
3. Manufacturing Equipment and Key Personnel	X	X	X	X
4. Relationship with OEM/Accredited Suppliers	X	X	X	X
5. Technical Quality Assurance:	X	X	X	X

2.7 FORESEEN ACCEPTABLE / UNACCEPTABLE QUALIFICATIONS

2.7.1 Risks

Table 4: Acceptable Technical Risks

Risk	Description
1.	Deviation from equipment if a technical equivalency is available without modification to the running plant.

Table 5: Unacceptable Technical Risks

Risk	Description
1.	Non-OEM recommended technical methodology of maintaining and calibration of equipment.

2.7.2 Exceptions / Conditions

Table 6: Acceptable Technical Exceptions / Conditions

Risk	Description
1.	Supplier/Tenderer that are non-OEM's
2.	Signed letters from OEM's/Approved local supplier by OEM to non-OEM's Supplier/Tenderer.

Table 7: Unacceptable Technical Exceptions / Conditions

Risk	Description
1.	Supplier/Tenderer does not meet all mandatory criteria

3. AUTHORISATION

This document has been seen and accepted by:

Name	Designation
Ernest Morolong	Senior Technician C&I Maintenance
Thys Britz	Senior Supervisor C&I Maintenance
Lerato Sehume	Manager C&I Maintenance
Letago Manyelo	Manager C&I Engineering
Neo Nemulalate	Engineer C&I Engineering

4. REVISIONS

Date	Rev.	Compiler	Remarks
May 2025	0	Ernest Morolong	Original document

5. DEVELOPMENT TEAM

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

Ernest Morolong

Lerato Sehume

Thys Britz

6. ACKNOWLEDGEMENTS

None