

## **TECHNICAL EVALUATION MIDRAND COMMERCIAL PROPERTY PURCHASE: WOODMEAD AREA OR WATERFALL AREA**

### **MANDATORY REQUIREMENTS**

1. Proof of Ownership (Land and building) or mandate to sell registered Agent or BROKER or power of attorney agreement. Real Estate agent to be PPRA Registered and have a fidelity fund certificate.
2. Municipal Current Rates Account
3. Municipal Zoning Certificate
4. Insurance for the Property (Submit valid insurance certificate)
5. Site and floor plans
6. Gross lettable area minimum 7000 m<sup>2</sup> -(submit a property profile / plan showing the GLA)

### **FUNCTIONALITY - PHASE ONE**

<b>Criteria</b>	<b>Returnable</b>	<b>score</b>	<b>evaluation notes</b>
Property Functional Suitability	property size and layout (site area and Gross lettable area  Submit a property profile / plan showing the site area.	30%	Site area equal/ greater than 10,000 m <sup>2</sup> - 15% Site area below 10,000 m <sup>2</sup> - 10% Gross lettable area equal/ greater than 8,000 m <sup>2</sup> - 15% Gross lettable area equal/ greater than 7,000 m <sup>2</sup> - 10%
Parking provision	Minimum 350 parking bays, including basement, shade-net, open bays or area that can be converted to open bay parking.  Submit a property profile / plan showing the site area.	15%	350 and above parking - 15% Less than 350 parking with area to convert- 10% Parking below 350 - 0%
Building Grade	Minimum B-Grade building; preference P, A, or B grades ( according to SAPOA guideline of grade)  Submit a property profile	30%	B - Grade building - 20% A - Grade building - 25% P - Grade building - 30%

<b>Criteria</b>	<b>Returnable</b>	<b>Score</b>	<b>Evaluation Notes</b>
Location and Accessibility	<p>Within Midrand Waterfall area or Woodmead area, proximity to major roads, public transport access.</p> <p>Submit a property profile indicating the address/ property condition report.</p>	15%	<p>Property within Midrand Waterfall area/Wood mead area - 10%</p> <p>proximity 5km to major roads and public transport access - 5%</p>
Security and Safety Features	<p>evaluating the safety of the property</p> <p>Submit a property profile indicating security features.</p>	10%	<p>Properties in secure estates or business parks with controlled access - 10%</p> <p>Secured standalone property - 5%</p>
<b>Total</b>		<b>100%</b>	
<b>Evaluation threshold</b>		<b>70%</b>	

## FUNCTIONALITY - PHASE TWO

**NB: The second evaluation stage, conducted after the first phase, involves a detailed assessment of the building's aesthetics and overall appearance, considering factors that may not be apparent during the initial tendering process. Evaluators will visit properties that have successfully passed phase one to physically verify and ensure, in Eskom's best interest, that the building is suitable for its intended purpose. This stage is also designed to maintain fairness in the market by requiring evaluators to provide reasoned comments and scoring for each property, thus supporting a transparent and justifiable selection process.**

Criteria	Weight (%)	Description	score	comments
Authenticity Verification	25%	Verification that the property matches submitted documentation and offers genuine compliance and quality.	5% for each criteria on phase 1– tender documents submission must reflect the exact state of the building.	1.Property Functional Suitability. Property size and layout (site area) (5%) 2.Parking provision (5%) 3.Building Grade (5%) Minimum B-Grade building; preference P, A, or B grades 4.Location and Accessibility (5%) Within Midrand Waterfall or Woodmead area, proximity to major roads, public transport access. 5.Security and Safety Features (5%)
Building Appearance and Ambiance	50%	Building condition, finishes, and suitability for Eskom's office culture.	2.5% for every Yes for line item 1, 6, 7, 8, 10, 11, 13, 14, 15, 19 , 20 and 2.5% for every No for line item 2, 3, 4, 5, 9, 12, 16, 17, 18 on Appendix A	Attached Appendix A
Criteria	Weight (%)	Description	score	comments

Operational Suitability	25%	Practical usability to meet Eskom's operational needs layout, flow, universal access (parking, rest rooms and accesses to the office including people living with disabilities)	Operational needs Flexibility for future operational changes or expansion - 10% No Flexibility for future operational changes or expansion - 0% universal access/PWD (parking 2%, rest rooms 5% and accesses to the office for people living with disability 3%) - 10% security ( Physical Barriers only 1.5% & with electrical fence 3%, automatic working Gates/ Access Points 2%, not automatic 1%) - 5%	Operational needs Flexibility for future operational changes or expansion - 10% No Flexibility for future operational changes or expansion - 0% universal access/PWD (parking 2%, rest rooms 5% and accesses to the office for people living with disability 3%) - 10% security ( Physical Barriers only 1.5% & with electrical fence 3%, automatic working Gates/ Access Points 2%, not automatic 1%) - 5%
Total	100%			
Threshold	70%			

**APPENDIX A**

**2.5% for every Yes for line item 1, 6, 7, 8, 10, 11, 13, 14, 15, 19, 20**

**2.5% for every No for line item 2, 3, 4, 5, 9, 12, 16, 17, 18**

Item	Inspection area	Yes	No	Comment
1.	Are walls in good condition, no concrete spalling, shrinkage cracking, and settlement cracking points?			
2.	Are any cracks that are merely plastered and painted allowing crack lines to continue to travel?			
3.	Is there any rusted steel protruding from concrete structures?			
4.	Are there any obvious visible structural problems that must be attended to urgently? i.e. plaster cracks, patches on the concrete spalling?			
5.	Are there any steel trusses that have been bolted onto concrete columns/walls and have been dislodged?			
6.	Are the coffer slab or steel concrete trusses on the roof structure and steel or concrete beams in good condition and do not show signs of deterioration?			
7.	Is the building load capacity matched to the floor/wall/column design capacity (structural engineering report)?			
8.	Are the construction or steel concrete joints and sealants in good condition as per SANS approved sealants' Sikaflex?			
9.	Does the building roof drainage show any signs of water puddles, physical damage or structural deformation?			
10.	Is the building roof leak-free? (any holes in the roof?)			
11.	Is there adequate storm management ( e.g. on the perimeter of the building? sloping of surface, trenches controlling the flow of water.			
12.	Is there any visible foundation dampness due to storm water seepage?			
13.	Are there any storm water gratings, do they show signs of clogging?			
14.	Is there any apron slab on the building perimeter			
15.	Is there any existing earth drain from the building embarkment for storm water run-off?			
16.	Are there any storm water pipes discharging into garden areas near the perimeter of buildings?			
17.	Is there any storm water inlets blocked due to eroding or unavailability of earth drains?			
18.	Is the plumbing works in good state or its needs replacement or repairs. (i.e. rusted pipes, visible green droplets coming out of tap)?			
19.	Are all the building physically attached pipelines, fuel/ water, electrical switchgears, conveyor belts, rotating levers, chain drivers, emergency stop buttons, low doorways/ structures color coded according to SANS specifications?			
20.	Are all nip-points adequately guarded for maximum safety, positive protection, and prevention of access to points of action?			