Eskom	Strategy	Generation

Title	**Tender Technical Evaluation Strategy for the Maintenance and operation of all HVAC systems at Matla Power Station and Kriel Properties**	Unique Identifier	
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Compiled by	Functional Responsibility	Authorised by
B.N. Mathe	**G. Phelelo**	**L. Ngobese**
Senior Engineer Auxiliary Engineering Matla Power Station	**Auxiliary Engineering Manager Matla Power Station**	**Engineering Manager – Matla Power Station**
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CONTENTS

TABLES

1. INTRODUCTION

Matla Power Station outsources the preventative and corrective maintenance of Heating Ventilation and Air Conditioning Plants site wide for a period of five years The current existing maintenance contract is about to expire

The Employer's objective to source a suitable Service Provider (Contractor) to maintain HVAC plants at Matla Power Station for the next five 5 years The scope of this maintenance is Site wide wherever HVAC plants are installed typical including the following areas however not limited to

The following HVAC systems are included:

1 UNIT 1 – 6 MAIN PLANT

These areas consist of fans, Dx AHUs + Dx condensers, Fresh Air Units, ducts and split A/C units

1 Equipment room A
2 Equipment room B
3 Control room A
4 Control room B
5 Computer room A
6 Computer room B
7 MV/ LV Room A
8 MV/ LV Room B
9 PTM Offices
10 C&I Workshops
11 Battery Rooms
12 DC room Switchgear

2 UNIT 1 – 6 AUXILIARY PLANT

These areas consist of fans, Dx AHUs + Dx condensers, Fresh Air Units, ducts and split A/C units

1 Workshop
2 Cleaner station offices
3 Battery room
4 EMD Workshop
5 C&I
6 EMD Tearoom
7 IBU 3&4 Offices
8 Offices
9 Rotek Offices
10 Rotek Tearoom
11 Training
12 Steiner
13 FOB
14 7 in 1 Control Room
15 7 in 1 Server Room
16 PA and TA system room 22 m level

3 WATER PLANT NORTH

1 Water Treatment Plant North Substation
2 UPS room

3 Substation North

4 WATER PLANT SOUTH

1 New DC room (UPS and charger)
2 Main Water Treatment Plant building (Fans)

5 MEDICAL CENTRE

1 Equipment installed in this area consist of dx AHU and condenser, fans, domestic dx split A/C units

6 UNIT 1 – 6 CPP PLANT

Equipment installed in these areas consists of air-cooled chillers, dx condensers with fans, pumps, and piping

- 6 off these buildings consisting of 2 primary pumps, 2 secondary pumps, one chiller linked dx condensers with fans and liquid receivers

7 MESS

Equipment installed in this area are dx split A/C units of different types, namely floor standing and midwall and extraction fans for kitchen canopies

1 Administration Office
2 Mess Dining Room
3 Contractors Mess
4 Lekgotla Conference Room
5 Lekgotla Dining Room
6 Lekgotla Serving Area
7 Mess Cold Room
8 Mess Freezer Room
9 Bambanani Conference room

8 SLURRY PLANT

Equipment installed in this area dx split A/C units and air cooled chillers linked to chilled water AHUs

1 Chiller Plant
2 Offices
3 Control room
4 Equipment room

9 SLURRY PLANT WORKSHOP

Split A/C units are installed in this area

1 Board Room
2 Offices

10 CPP CONTROL ROOMS

Dx split A/C units are installed in these areas

1 Unit 1 – 6

11 ENGINEERING BUILDING

Split A/C units are installed in this area

1 Offices
2 Computer room
3 Board Room

12 FIRE STATION

Split A/C units are installed in this area

1 Offices

13 OP MMD OFFICES

Split A/C units are installed in this area

1 Offices

14 CHEMICAL SERVICES

Split A/C units are installed in this area

1 Offices

15 LABORATORY

Dx AHUs and condensers, split A/C units, fume cupboard extractions fans are installed in this area

1 Boardroom
2 Offices

16 DUST PLANT. OFFICES

Split A/C units are installed in this area

1 Offices

17 FUEL OIL BURNER (FOB)

Split A/C units are installed in this area

1 Offices

18 ASH & DUST

Split A/C units are installed in this are

1 Offices

19 COAL PLANT/ASH & DUST OFFICES

Split A/C units are installed in this area

1 F/D Offices

20 GARAGE (TRANSPORT DEPARTMENT)

Split A/C units are installed in this area

1 Offices

21 SULZER

Split A/C units are installed in this area

1 Offices

TRAINING/TECHNICAL

Split A/C units are installed in this area

1 Classrooms
2 Offices

22 WELDING WORKSHOP

Split A/C unit, and fans are installed in this area

1 Offices
2 Tearoom
3 Change Room
4 Safton Lifts Office

23 MILLING PLANT WORKSHOP

Split A/C units are installed in this area

1 Offices
2 Tearoom

24 COAL STAITH OFFICE

Split A/C units are installed in this area

1 Change Room
2 Tearoom

25 ASH RESOURCES

Split A/C units are installed in this area

1 Offices

26 MAIN STORES

Split A/C units and fans are installed in this area

1 Stores Cabins
2 Receiving
3 Offices
4 Stores Issuing

27 STRATEGIC STORE

1. Offices

28 PRECIPITATOR ROOMS UNIT 1 – 6

Split A/C units are installed in this area

1 Left Hand Side Precipitator Substation

2 PLC Room 1
3 PLC Room 2
4 Right Hand Side Precipitator Substation

29 ADMINISTRATION BUILDING

Cooling towers, chiller, chilled water pumps, condenser water pumps piping, AHU, split A/C units are installed in this area

1 Offices
2 Boardrooms
3 Server room
4 DC room

30 SECURITY OFFICES

Split A/C units are installed in this area

1 Main Gate Reception
2 Tearoom
3 Gate Room
4 Rooms
5 Stores
6 Sec Officer Reception
7 Offices

31 SIMULATOR BUILDING

Split A/C units are installed in this area

1 Control Room Back
2 Control Room Front
3 PLC Room
4 Offices
5 Classrooms
6 Conference Room
7 New UPS Room
8 New Simulator Room
9 Battery Room
10 Small Equip Room

32 MAIN CHILLER PLANT

Incomplete project consisting of chiller, cooling towers, pumps, piping and chilled water AHUs, fans and packaged units to various substations around the station

33 OPS TRAINING UNIT 6

Dx AHUs, fans, split A/C units are installed in this area

1 Classrooms – Unit 6
2 Offices – Unit 6

34 AVR's UNIT 1 – 6

Dx condensers and up blow units are installed in this area There are four off condensers paired to two up blow units in each unit

1 Condenser A
2 Condenser B
3 Condenser C
4 Condenser D

35 THANDANANI GCD OFFICE BLOCKS 1 – 3

Split A/C units are installed in this area

1 Offices
2 Open Plan Offices
3 Meeting Rooms

36 TURBINE HOUSE 0 METER PRESSURIZATION FANS

1 UNIT 1 – 6 A-Bank

- 20 fans/motors per unit

2 UNIT 1 – 6 B-Bank

- 23 fans/motors per unit

37 KRIEL PROPERTIES

Split A/C units are installed in this area

1 BMD Supervisor Office
2 Plumbing Workshop
3 Storerooms
4 Medical Station
5 Offices
6 Conference Room
7 Computer Room

38 SLURRY COMPRESSOR HOUSE

Refrigerant driers are installed in this area

10 Off refrigerant driers

The objective of this technical evaluation strategy is to assist source a service provider to maintain HVAC plants at Matla Power Station

2. SUPPORTING CLAUSES

2.1 SCOPE

This document covers the different aspects that will be evaluated and scored by the Technical Evaluation Team (TET) to complete the technical evaluation of the HVAC maintenance contract The team members are listed and appointed in this document along with their responsibilities The document also describes the acceptable and unacceptable risks and qualifications and/or conditions

The Technical Evaluation Strategy will define the following evaluation criteria

- Mandatory Evaluation Criteria
- Qualitative Evaluation Criteria
- TET Member Responsibilities
- Acceptable / Unacceptable Qualifications

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

2.1.1 Purpose

The technical evaluation strategy serves as basis for the tender technical evaluation process

2.1.2 Applicability

This document is applicable to the Matla Power Station HVAC maintenance contract

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] None

2.3 DEFINITIONS

CIDB 4 ME Company able to handle the construction works that are concerned with the development, extension, installation, removal, alteration, renewal of engineering infrastructure for gas transmission and distribution, solid waste disposal, heating, ventilation and cooling, chemical works, metallurgical works, manufacturing, food processing and materials handling

2.3.1 Disclosure Classification

Controlled disclosure: controlled disclosure to external parties (either by enforced by law, or discretionary)

2.4 ABBREVIATIONS

Abbreviation	Description
BMS	Building Management System
C&I	Control and Instrumentation
CIDB	Construction Industry Development Board
CV	Curriculum Vitae
ECSA	Engineering Council of South Africa

Abbreviation	Description
HVAC	Heating, Ventilation and Air Conditioning
LV	Medium Voltage
MV	Medium Voltage
TET	Technical Evaluation Team
URS	User Requirements Specifications

2.5 ROLES AND RESPONSIBILITIES

As per the Technical Evaluation Strategy Procedure 240 – 48929482

2.6 PROCESS FOR MONITORING

Not Applicable

2.7 RELATED/SUPPORTING DOCUMENTS

Not Applicable

3. TENDER TECHNICAL EVALUATION STRATEGY

3.1 TECHNICAL EVALUATION THRESHOLD

The Tender must meet the minimum threshold of 70% minimum, to be considered for further evaluation

3.2 TET MEMBERS

Table 1: TET Members

TET number	Designation
TET 1	Mechanical Engineer, Matla Power Station
TET 2	Mechanical Engineer, Matla Power Station
TET 3	Technician, Electrical Maintenance, Matla Power Station
TET 4	Engineer – Electrical, Matla Power Station

3 3 MANDATORY TECHNICAL EVALUATION CRITERIA

Table 2 Mandatory Technical Evaluation Criteria

No'	Mandatory Technical Criteria Description (Yes/No)	Reference to Technical Specification / Tender Returnable	Motivation for use of Criteria
1	CIDB Grading Minimum 4 ME	Tender Returnable • Provide valid proof and up to date CIDB grading	The work is classified as construction work as per the construction regulations
2	Has the Tenderer confirmed that they have a track record of five completed projects as a minimum for maintenance construction, commissioning and testing of HVAC systems? a) Submit a written confirmation stating that the supplier has completed at least 5 projects in HVAC systems	Tender Returnable • Written confirmation letter stating at least 5 projects completed by the tenderer in HVAC systems with Project Values complete with traceable references Award letters or completion certificates to be provided	Previous similar work experience and key personnel allocated to the contract should be documented This is to ensure that the Tenderer has the capability to undertake the Works
3	Proof of registration with a professional body – SARRACCA	Tender Returnable • Provide a valid accreditation certificate from SAQCC GAS	This is to ensure that the Tenderer has the capability to undertake the Works and handling of HVAC gases

3.4 QUALITATIVE TECHNICAL EVALUATION CRITERIA

Table 3 Qualitative Technical Evaluation Criteria

	Qualitative Technical Criteria Description		Reference to Technical Specification / Tender Returnable	Criteria Weighting (%)	Sub-Criteria Weight (%)
1	**Company Details**			**40**	
	1 1	**Company Establishment (3 4 1)** • At least 5 years plus in business industry	**Tender Returnable** Tenderer to provide company profile indicating establishment date		20
	1 2	**Company Work Experience on Similar Projects (3 4 2)** • Similar Projects means HVAC systems consisting of Chillers, Cooling Towers, Pumps, AHUs, Piping, Ducts, etc	**Tender Returnable** Tenderer to provide at least five (5) completed projects in HVAC systems complete with Project values/amount complete with traceable references 1 Award letters and completion certificates are to be to be provided for each project		60
	1 3	**Project Specific Organogram (3 4 3)**	**Tender Returnable** Tenderer to provide the company's proposed Project Organogram demonstrating the proposed resource types and names		10

	1 4	**Company Safety Policy** **(3 4 4)** • Submit company's safety policy indicating safe working procedures	Tenderer to provide the company's Safety Policy or equivalent, demonstrating 1 Safe working procedures/ processes 2 Controls and guidelines that will give confidence to the Department that safety will be prioritised 3 Risk assessments, 4 Tools and site inspections will be conducted, 5 First Aid kit will be provided 6 Safety Officer will be made available (or at least a foreman will act as a Safety custodian) 7 Incidents will be reported and investigated as per OHS Act and Regulations		10

Table 4 Qualitative Technical Evaluation Criteria.. (Continued)

	Qualitative Technical Criteria Description		Reference to Technical Specification / Tender Returnable	Criteria Weighting (%)	Sub-Criteria Weight (%)
2	**Staff Requirements**			60	
	2 1	**Site Manager/Supervisor (1)** **(3 4 5)** Minimum Qualification N6/National diploma and refrigeration/air conditioning trade test + supervisory experience on HVAC maintenance with at least six (6) years • HVAC system means HVAC systems consisting of Chillers, Cooling Towers, Pumps, AHUs, Piping, Ducts, split A/C etc	**Tender Returnable** Tenderer to provide 1 Certified copy of qualifications valid for 3 months from date of certification (N6/National Diploma and trade test) 2 Detailed CV with traceable contact references 3 Note CV without qualification will not be scored		30
	2 2	**Air Conditioning Artisans (4)** **(3 4 6)** • x2 Artisans Minimum Qualification N3 Electrical and Refrigeration/Air conditioning trade test + 4 years of experience • x2 Artisans Minimum Qualification N3 Mechanical and Refrigeration/Air conditioning trade test + 4 years of experience	**Tender Returnable** Tenderer to provide 1 Certified copies of qualifications valid for 3 months from date of certification (N3 certificates) 2 Certified copies of a trade test		40

			3 Detailed CV with traceable contact references		
	2 3	**Semi-Skilled (10)** **(3 4 7)** • Minimum Qualification Grade 12/Matric/N2 and at least (3) years' experience on similar plant	**Tender Returnable** Tenderer to provide 1 Certified copy valid for 3 months from date of certification of qualification (Grade12/Matric/N2) 2 Detailed CV with traceable contact references		20
	2 4	**Safety Officer (1)** **(3 4 8)** • Minimum Qualification Diploma in safety environment + Safety Management Training Course (SAMTRAC) or equivalent/similar certificate + at least one (5) years' experience on similar plant	**Tender Returnable** Tenderer to provide 1 Certified copy of qualification (Diploma in safety plus environment 2 Certified copy Safety Management Training Course (SAMTRAC) or equivalent/similar certificate 3 Detailed CV with traceable contact references		10
				TOTAL 100	

The weight for the technical review will be 100 % with a minimum threshold of 70% and will be based on the following

3 4 1 Company Establishment

The assessment criterion of the project organogram is as follows

Company Establishment	Points	Score
Company Establishment less than 5 years	0	100
Company establishment equal or greater than 5 years	5	
Total Score		100

3 4 2 Company Work Experience on Similar Projects

The assessment criterion of the project organogram is as follows

Experience on Chilled Water Systems and Commissioning of HVAC systems		
Number of projects < = 0	0	40
Number of projects 1 < 3	2	
Number of projects 4 > 5	4	
Number of projects > 5	5	
Total Score		100

3.4 3 Project Specific Organogram

The assessment criterion of the project organogram is as follows

PROPOSED WORK PLAN (CRITERIA WEIGHTING – 20%)	Points	Score
No organogram provided	0	100
Organogram shows two resource types	2	
Organogram shows three to four resource types	4	
Organogram shows all four resource types	5	
Total Score		100

3.4.4 Company Safety Policy

Has the Tenderer submitted its company safety policy The assessment criterion is as follows

PROPOSED WORK PLAN (CRITERIA WEIGHTING – 20%)	Points	Score
None of conditions of safety policy plan have been met	0	100
One to two conditions of the safety policy have been met	2	
Three to six conditions of the safety policy have been met	4	
All seven conditions of the safety policy have been met	5	
Total Score		**100**

3 4.5 Site Manager/Supervisor

The Site Manager/Supervisor is the person to whom the Contractor has assigned the responsibility of decision making on all matters relating to the on-site activities (including programming) He/she shall commit to the contract for its full duration, unless otherwise agreed by the parties Should a substitution be allowed, only a person with the same or higher qualifications and experience will be accepted The Contractor is to provide contactable references

Tenderers will score points for a nominated Site Manager/Supervisor in possession of N6/National Diploma and refrigeration/air conditioning trade along with six (6) or more years working experience Points will be awarded as follows

Site Manager/supervisor to have a qualification in Air Conditioning or Electrical degree or Diploma or equivalent international acknowledgement to be considered compliant to be evaluated further

SITE MANAGER/SUPERVISOR (CRITERIA WEIGHTING – 30%)	Points	Score (%)
Working years within HVAC/Mechanical post graduations		
0 years	0	60
2 to 3 years	2	
4 to 5 years	4	
6 years and more	5	
Experience on HVAC systems		
Number of projects < 0	0	40
Number of projects 1 < 3	2	
Number of projects 4 > 5	4	

Number of projects > 5	5	
Total Score		**100**

3 4 6 Air Conditioning Artisans

Tenderers will score points for nominated air conditioning artisans with with four (4) or more years working experience in the HVAC industry Points will be awarded as follows

a) Artisans to have Matric Qualification/N3 as a minimum + Refrigeration/Aircon Trade Test or equivalent international acknowledgement to be considered compliant to be evaluated further

AIR CONDITIONING ARTISANS (CRITERIA WEIGHTING – 40%)	**Points**	**Score**
Working years within HVAC/Mechanical post trade test qualification		
0 years	0	60
1-2 years	2	
3 to 4 years	4	
More than 4 years	5	
Experience on HVAC systems		
Number of projects < 0	0	40
Number of projects 1 < 3	2	
Number of projects 4 > 5	4	
Number of projects > 5	5	
Total Score		**100**

3 4 7 Semi-Skilled

Tenderers will score points for a nominated semi-skilled with three (3) or more years working experience in installation and maintenance HVAC systems Points will be awarded as follows

N2/Matric certificate as a minimum or equivalent international acknowledgement to be considered compliant to be evaluated further

SEMI-SKILLED (CRITERIA WEIGHTING – 20%)	**Points**	**Score (%)**
Working years within HVAC systems		

0 years	0	60
1 to 2year	2	
2 to 3 years	4	
More than 3 years	5	
Experience on pumps and/or HVAC systems		
Number of projects < 0	0	40
Number of projects 1 < 3	2	
Number of projects 4 > 5	4	
Number of projects > 5	5	
Total Score		**100**

3.4 8 Safety Officer

Tenderers will score points for a nominated safety officer with five (5) or more years working experience in the construction industry

Safety Officer to have minimum qualification Diploma in safety environment + Safety Management Training Course (SAMTRAC) certificate + ISO training and at least one (5) years' experience on similar plant

SAFETY OFFICER (CRITERIA WEIGHTING – 10%)	**Points**	**Score (%)**
Working years within HVAC/Mechanical post graduations		
0 years	0	60
1-3 years	2	
4-5 years and above	4	
More than 5 years	5	
Experience on heavy industry		
Number of projects < 0	0	40
Number of projects 1 < 3	2	
Number of projects 4 > 5	4	
Number of projects > 5	5	
Total Score		**100**

4. TET MEMBER RESPONSIBILITIES

Table 5. TET Member Responsibilities

Mandatory Criteria Number	TET 1	TET 2	TET 3	TET 4	TET 5	TET 6	TET 7
1	X	X	X	X			
2	X	X	X	X			
3	X	X	X	X			
Qualitative Criteria Number	**TET 1**	**TET 2**	**TET 3**	**TET 4**	**TET 5**	**TET 6**	**TET 7**
1 HVAC Works							
1 1	X	X	X	X			
1 2	X	X	X	X			
1 3	X	X	X	X			
1 4	X	X	X	X			
2 1	X	X	X	X			
2 2	X	X	X	X			
2 3	X	X	X	X			
2 4	X	X	X	X			

5. AUTHORISATION

This document has been seen and accepted by

Name	Designation
B N Mathe	Senior Engineer – Mechanical – Matla Power Station
M M Tladi	Senior Technologist – Mechanical – Matla Power Station
S Lesikara	EMD Matla Manager – Maintenance – Matla Power Station

6. REVISIONS

Date	Rev.	Compiler	Remarks
July 2023	1	B N Mathe	First Issue

7. DEVELOPMENT TEAM

a) Bongikosi Mathe
b) Michael Tladi
c) Suping Lesikara

8. ACKNOWLEDGEMENTS

1 None