

1.1 EVALUATION CRITERIA

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

An occupancy certificate is mandatory, but tenderers will not be disqualified when submitting tenders, but documents must be provided before site evaluation is done, should they meet the minimum threshold stipulated in the technical evaluations.

| | Description of criteria elements | Scoring Criteria | | Overall Weight |
|----|---|---|------|----------------|
| 1. | The building must be an existing structure that meets the minimum “B” grade standard (as described on the valuation report - desktop) measuring approximately: - 925 - 990 m ² | Provided | 25% | 25% |
| | | Not provided | 0% | |
| 2. | Provide most recent service reports or certificate not older than Sep 2023 (for lifts where applicable, pumps where applicable, aircons, service doors, fire equipment,). Where 3 x service reports are provided = 5%. The tenderer to indicate what is applicable to their building when submitting reports. | All reports provided | 10% | 10% |
| | | Provided – 3 reports | 5% | |
| | | No reports provided | 0% | |
| 3. | Provide Condition assessment reports with valid compliance certificates where applicable not older than 3 (three) years. Electrical and gas where applicable Plumbing. Civil and structural (structure, roofs, walls, drainage). Mechanical (lifts, aircons, fire equipment - if not applicable, tenderer must confirm. Where there is a lift, compliance report not older than 1 year. In case of the building being vacant, the supplier must indicate and provide the last condition assessment reports and certificates. | Report with all certificates provided | 10% | 10% |
| | | Report provided without certificates / Vacant building | 5% | |
| | | No report / no certificate provided | 0% | |
| 4. | Property / building plans (As-build/drawings/floor plans for the leased premises). | Provided | 10% | 10% |
| | | Not provided | 0% | |
| 5. | Preference for single tenancy building, ground floor for multitenant and have access to the roof for equipment installation. | Single tenancy | 5% | 5% |
| | | Multi-tenanted / on ground floor with access to the roof | 2.5% | |
| | | Multi-tenanted, not on ground floor and no access to the roof | 0% | |


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|----|---|--|-----|-----|
| 6. | Availability of Back-up power (Generator, UPS, solar): <ul style="list-style-type: none"> In good working condition and connected for emergencies Record of maintenance to be provided. If not available, commitment (in writing) should be made to provide back-up power within 6 months of occupancy. | Available / commitment provided for installation and maintenance records. | 10% | 10% |
| | | Available / commitment provided for installation and without maintenance records. | 5% | |
| | | Not available and no commitment provided for installation and without maintenance records. | 0% | |
| 7. | Parking (covered, secured) availability within the perimeter fence of the property. <ul style="list-style-type: none"> Approximately 38 - 40 covered parking bays | Covered secure parking | 10% | 10% |
| | | No Parking | 0% | |

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|----|---|--|-----|------------|
| 8. | Town/ City/ Nodal Centre: Provide google maps of building location to the city centre. Proximity to Eskom Blankenbergvlei for telecommunications access. | ≤ 3 Km radius | 10% | 10% |
| | | >3km -≤-5 Km radius | 5% | |
| | | >5 km radius | 0% | |
| 9. | Backup water supply <ul style="list-style-type: none"> In good working condition and connected for emergencies Record of maintenance to be provided (service records for pump). If not available, commitment (in writing) should be made to provide back-up water within 6 months of occupancy. | Available / commitment provided for installation and maintenance records. | 10% | 10% |
| | | Available / commitment provided for installation and without maintenance records. | 5% | |
| | | Not available and no commitment provided for installation and without maintenance records. | 0% | |
| | Total Score | | | 100% |
| | Minimum Threshold to be considered for further evaluation | | | 70% |

Suppliers who achieve the minimum threshold will be subjected to a site evaluation.

Approved: Phelokazi Nqwelo

Designation: Middle Manager Real Estate

Signature: 

Date: 29 Aug 2024