

TECHNICAL EVALUATION CRITERIA MIDRAND WATERFALL

TECHNICAL 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. Occupancy certificate for Compliance to National Building Regulations and Occupational Health & Safety Act.
3. Property Condition Report (professional valuation report) last evaluated equal/ less 12 months (conducted by a professional property valuator).
4. Municipal Current Rates Account
5. Municipal Zoning Certificate
6. Insurance for the Property (Submit valid insurance certificate)
7. Site and floor plans
8. Gross lettable area above 7000 m² (submit a property profile / plan showing the GLA)
9. Building B grade and above (submit the property condition report)

FUNCTIONALITY

Phase 1: Desktop Evaluation

	Criteria	score	evaluation notes
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 ² - 15% Site area below 10,000 m ² - 10% Gross lettable area equal/ greater than 8,000 m ² - 15% Gross lettable area equal/ greater than 7,000 m ² - 10% (GLA 7000 m ² - 7999 m ² - 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 bays- 15% Less than 350 parking bays with area to convert- 10% Parking below 350 - 0%

Building Grade	Minimum B-Grade building; preference P, A, or B grades Submit a property condition report	30%	B - Grade building - 20% A - Grade building - 25% P - Grade building - 30%
Location and Accessibility	Within Midrand Waterfall area, proximity to major roads, public transport access Submit a property profile indicating the address/ property condition report.	15%	Property within Midrand Waterfall area - 10% proximity 5km to major roads and public transport access - 5%
Security and Safety Features	evaluating the safety of the property Submit a property profile indicating security features.	10%	Properties in secure estates or business parks with controlled access - 10% Secured standalone property - 5%
		100%	

Phase 2

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	comments
Authenticity Verification	25% 5% for each criteria – tender documents submission must reflect the exact state of the building.	Verification that the property matches submitted documentation and offers genuine compliance and quality. 1. Property Functional Suitability. Property size and layout (site area) (5%) 2. Parking provision (5%) 3. Building Grade (5%)	This will be verified through valuation report

		<p>Minimum B-Grade building; preference P, A, or B grades</p> <p>4. Location and Accessibility (5%) Within Midrand Waterfall, proximity to major roads, public transport access.</p> <p>5. Security and Safety Features (5%)</p>	
Building Appearance and Ambiance	<p>50%</p> <p>2.5% for every Yes for line item 1, 6, 7, 8, 10, 11, 13, 14, 15, 19, 20</p> <p>2.5% for every No for line item 2, 3, 4, 5, 9, 12, 16, 17, 18</p>	Building condition, finishes, and suitability for Eskom's office culture.	Attached Appendix A
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)	<p>Operational needs</p> <p>Flexibility for future operational changes or expansion - 10%</p> <p>No Flexibility for future operational changes or expansion - 0%</p> <p>universal/ people living with disability access</p> <p>universal/pwd parking 2%, (no universal parking 0%)</p> <p>universal/pwd rest rooms 5% (no rest rooms 0%)</p> <p>accesses to the office for pwd 3%</p>

			(No accesses to the office for pwd 0%) Total 10% security Physical Barriers only 1.5% & with electrical fence 3%, automatic working Gates/ Access Points 2%, not automatic 1%) - 5% no security features indicated above 0%
Total	100%		

The Threshold is 70%. Tenderers who do not achieve 70% will be disqualified and not evaluated further.

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 embankment 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?			