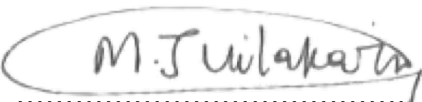
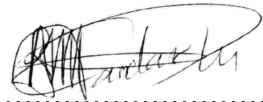
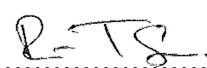


 Eskom	Report	Eskom Real Estate
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Compiled by	Functional Responsibility	Authorised by
		
Mdu Vilakazi Electrical Engineer Eskom Real Estate	Ronald Mandavha Middle Manager Engineering and Design Eskom Real Estate	Rudzani Tshikota Senior Manager infrastructure Projects Eskom Real Estate
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1. INTRODUCTION

The project objective is to ensure that ERE Properties conform to the regulation (OHS act No. 85 of 1993), South African National standards (Inclusive of all applicable standards), world best practices and Eskom specifications/standards. This ensures the properties are safe for use by personnel and lay human beings occupying them. Furthermore, this ensures ERE properties are available, have adequate life expectancy and are reliable (RAM).

This document sets out the method and criteria that will be used to evaluate the tenders for the engineering, supply/procurement, installation, construction, commissioning scope and the defects-period maintenance of the ERE renovations and refurbishments framework Contract for Eskom Real Estate.

2. SUPPORTING CLAUSES

2.1 SCOPE

The scope of this document is to capture the technical tender evaluation strategy for the project at Eskom Real Estate. It comprises electrical, mechanical, civil and structural, architectural, security and control and instrumentation. Mandatory and qualitative evaluation criteria will be used to evaluate each tenderer. No changes will be permitted to be made to the evaluation criteria once the Technical Evaluation Strategy report has been authorised.

2.1.1 Purpose

The purpose of this document is to define the technical evaluation criteria as well as the roles and responsibilities of the Technical Evaluation Team (TET) members. The Tender Technical Evaluation Strategy will define the following technical evaluation criteria:

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

2.1.2 Applicability

This document applies to Eskom Real Estate Only.

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] 240-168966153: Generation Technical Tender Evaluation Procedure
- [2] ISO 9001 Quality Management Systems.
- [3] Construction Regulations, 2014
- [4] 32-727 - Eskom Safety, Health, Environment and Quality (SHEQ) Policy

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- [5] Occupational Health and Safety Act No. 95 of 1993,
- [6] 240-103414344: Corporate Identity Manual
- [7] 240-157602340: Universal Access Specifications
- [8] National Building Regulations and Building Standards Act No. 103 Of 1977
- [9] SANS 10400: The application of the National Building Regulations (All Parts)
- [10] 240-52599753: Workplace Space and Furniture Standard for Commercial Properties
- [11] SANS 9001- Quality systems
- [12] SANS 10142 -1- The wiring of premises Part 1: Low-voltage installations
- [13] SANS 10114-2- Interior lighting part 2: Emergency lighting
- [14] SANS 204- Energy Efficient Buildings
- [15] SANS 10389-1-Exterior lighting Part 1: Artificial lighting of exterior areas for work and safety
- [16] SANS 10389-2- Exterior Lighting Part 2: Exterior Security Lighting
- [17] SANS 10114-1- Interior lighting Part 1: Artificial lighting of interiors
- [18] 240-54937439- Fire Protection / Detection Assessment
- [19] 240-54937450- Fire Protection and Life Safety Design Standard
- [20] 240-54937454- Inspection, Testing and Maintenance of Fire Protection Systems
- [21] 240-56737654- Inspection, Testing and Maintenance of Fire Detection Systems
- [22] SANS 10139 - Fire Detection and Alarm Systems for Buildings – System Design, Installation and Servicing
- [23] SANS 50054 - Fire Detection and Fire Alarm Systems (Adopted from BS EN 54)
- [24] SANS 10287 Design, installation, and maintenance of automatic fire sprinkler systems

2.2.2 Informative

- [25] 240-53113685- Design Review Procedure
- [26] 240-56227443- Generation Requirements for Control and Power Cables for Power Stations Standard
- [27] 240-56356396- Earthing and Lighting Protection Standard
- [28] 240-126210656- LED Street Lighting for Eskom Properties
- [29] 240-139282493- Security Lighting for Eskom Applications
- [30] 240-55714363- Generation PS Lighting and Small Power Installation Standard

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2.3 DEFINITIONS

Definition	Description
Acceptance	The Employer accepts the condition/contractor's proposal/design (where applicable).
Commissioning	Commissioning is defined as bringing into service all items of the Works as specified, meeting the requirements of the Functional Specification, plant and materials performance including all necessary testing and verification of the stated performance.
Contractor/Tenderer	Refers to the corporation appointed to perform the engineering, procurement, and construction works required for the project.
Employer	Refers to Eskom Holdings State Owned Company
Eskom ERE Engineering	Refers to the Eskom Engineering team who will perform the reviews and provide technical assistance for the work performed by the appointed Contractor.
Enquiry	Refers to written or electronic documents which describe the business need for goods / works/ services that invite suppliers to submit a quote or tender (bid) to meet the business need. This includes competitive and non-competitive enquiries.
Equipment	Assemblies of components, sub-units or sub-assemblies usually contained in a suitable enclosure, and capable of performing an overall specified function.
Eskom Standards	Means all Eskom standard documents referred to, expressly or impliedly, in the Functional Specification.
Specification	The document/s forming part of the contract in which the methods of executing the various items of work to be done is described, as well as the nature and quality of the materials to be supplied and it includes technical schedules and drawings attached thereto as well as all samples and patterns
Tender (Bid)	Refers to a written or electronic offer, tender, bid, quotation or proposal made by a supplier, in a prescribed form according to the issued enquiry, for the provision of assets, goods, works or services, and/or disposals (Investment Recoveries)
The Client	The end user will be Eskom who will be represented by National Security Co-ordination Centre staff throughout the duration of the Project.

2.3.1 Disclosure Classification

Confidential: the classification given to information that may be used by malicious/opposing/hostile elements to **harm** the objectives and functions of Eskom Holdings Limited.

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2.4 ABBREVIATIONS

Abbreviation	Description
24/7	24 hours a day, 7 days a week
BoQ	Bill of Quantity
CoC	Certificate of Compliance
C.V.	Curriculum Vitae
CM	Configuration Management
DoL	Department of Labour
EDWL	Engineering Design Work Lead
ECSA	Engineering Council of South Africa
EDWL	Engineering Design Work Lead
FDIA	Fire Detection Installers Association
FDS	Fire Detection and Alarm System
LDE	Lead Discipline Engineer
OEM	Original Equipment Manufacturer
PPE	Personal Protective Equipment
Pr Eng	Professional Engineer (ECSA)
SAQCC	South Africa Qualification and Certification Committee
TET	Technical Evaluation Team

2.5 ROLES AND RESPONSIBILITIES

Roles and responsibilities shall be as per “240-168966153: Tender Technical Evaluation Procedure”, summarised below:

Responsible person: Responsible for the technical evaluation process.

Technical Evaluation Team (TET) member: The delegated technical representatives/end users/engineers/technical specialists who are responsible to review and evaluate technical aspects of the tender documentation as per the Tender Technical Evaluation Strategy. The TET members need to comply with the requirements as stipulated in the 240-106871290: Technical Evaluation Team Member Appointment Letter Template.

Functional Responsibility: The Functional Responsible person reviews the tender technical evaluation strategy report for correctness and approves its contents prior to submission of the document for authorisation.

Authoriser: The tender technical evaluation strategy document authoriser is responsible for ensuring that correct processes were followed in developing this document and that the relevant stakeholders have been involved. The authoriser also reviews the document for alignment to Eskom business strategy, policy, objectives, imperatives, and requirements. The authoriser shall authorise the release and application of the tender technical evaluation strategy report document.

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2.6 PROCESS FOR MONITORING

As per 240-168966153: Generation Technical Tender Evaluation Procedure

2.7 RELATED/SUPPORTING DOCUMENTS

240-53716726	Tender Technical Evaluation Scoring Form Template
240-106871290	Tender Technical Evaluation Team Member Appointment Letter Template
240-56227443	Generation Requirements for Control and Power Cables for Power Stations Standard APPENDIX A: TECHNICAL SCHEDULE A AND B.
240-55714363	Eskom Generation Power Station Lighting and Small Power Installation Standard APPENDIX C: GUIDELINES ON TECHNICAL EVALUATION SCORING MATRIX

ERE Renovations and Refurbishment Project Technical Specification Schedule A&B

3. TENDER TECHNICAL EVALUATION STRATEGY

3.1 TECHNICAL EVALUATION METHOD

A two stage Technical Evaluation Strategy is set out.

Stage 1:

All TET members as defined in the Tender Technical Evaluation Strategy (and specifically TET member responsibilities) shall independently evaluate each tender in terms of compliance to the defined **Mandatory Evaluation Criteria**. Each TET member shall provide an individual scoring form on the compliance / non-compliance of all tenderers' responses to the Mandatory Evaluation Criteria. Each TET member shall provide clear justification(s) for each Mandatory Criteria evaluated as non-compliant ('NO'). All individual scoring forms shall be evaluated by the EDWL to check for consistency in scoring of the Mandatory Evaluation Criteria. Should the EDWL find inconsistency in the scoring, an internal clarification meeting shall be conducted with all TET members as defined in document 240-168966153: Generation Technical Tender Evaluation Procedure.

Stage 2:

Tenderers that have met all the Mandatory Evaluation Criteria shall be evaluated against the **Qualitative Criteria** as defined in the Tender Technical Evaluation Strategy. The scoring of qualitative criteria shall be based on the degree of achievement by the tenderer to meet the technical requirements. A score shall be allocated as per Table 1: Scoring Method for Qualitative Evaluation Criteria, for each technical qualitative criterion. Each TET member shall populate a Tender Technical Evaluation Scoring Form for each tenderer. Note: Individual Qualitative Criteria scores shall only be finalised after all clarification sessions have been concluded.

A weighted score-card approach is used to evaluate the technical compliance of the tenders against the specifications and Employer's requirements. Tenderers need to have a weighted score of 80% overall or more to technically qualify for further evaluation.

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The scoring method will be as follows:

Table 1: Scoring Method for Qualitative Technical Evaluation Criteria

Score	%	Definition
5	100	COMPLIANT Meet technical requirement(s) AND No foreseen technical risk(s) in meeting technical requirement(s).
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) with: - Unacceptable technical risk(s) AND/OR - Unacceptable exceptions AND/OR - Unacceptable conditions.
0	0	TOTALLY DEFICIENT OR NON-RESPONSIVE
Note 1: The scoring table does not allow for scoring of 1 and 3. Note 2: Foreseen acceptable and unacceptable risk(s), exceptions and conditions shall be unambiguously defined in the relevant Tender Technical Evaluation Strategy.		

3.2 TET MEMBERS

The following Evaluation Team Members have been appointed to perform evaluations.

Table 2: TET Members

TET number	TET Member Name	Designation
TET 1	Mdu Vilakazi	System Engineer: Electrical ERE
TET 2	Kameel Burath	System Engineer: Civil & Structural ERE
TET 3	Nompilo Miya	System Engineer: C&I ERE
TET 4	Emmanuel Manganye	Senior Engineer: Mechanical ERE
TET 5	Burton Witbooi	Senior Advisor Architecture: ERE
TET 6	Matsobane Phosa	Senior Advisor Security Operations: ERE

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3.3 MANDATORY TECHNICAL EVALUATION CRITERIA

In accordance with 240-168966153, an assessment of 'NO' against any of the criteria in Table 3 shall disqualify the assessed tenderer from further Qualitative Evaluation.

Table 3: Mandatory Technical Evaluation Criteria for Electrical Engineering

Ref #	Mandatory Technical Criteria Description	Reference to Technical Specification / Tender Returnable	Motivation for use of Criteria
1.	Fully completed technical schedule B. If a blank space is left in Schedule B next to certain requirement specified in Schedule A, this constitutes a confirmation that the tenderer does not comply with that specific requirement.	ERE Renovations and Refurbishment Project Technical Specification Schedule A&B. Completed Technical Schedule B as per criteria description coupled with supporting documentation.	Technical Schedules form basis of technical evaluation criteria, as referenced from the Eskom respective standards.
2.	Submit evidence of NHBRC registration.	NHBRC certificate	Legislative
3.	Proof of Registration as Electrical Contractor with the Department of Labour by the Principal contractor OR Joint Venture (JV) OR Sub-contractor.	A valid DOL electrical Contractor registration certificate with registered persons appearing on the DOL document and company organogram. "A CV and certificate of registration as an Installation Electrician for a personnel or Company.	Electrical Contractors are required by Law to be registered with the Department of Labour. Electrical Installation Regulations.
4.	Proof of company registration with Private Security Industry Regulatory Authority (PSIRA) by the principal contractor OR Joint Venture (JV) OR Sub-Contractor. With at least 2 technicians PSIRA registered. In the case of a Sub-Contractor a letter of agreement with the Sub-Contractor shall accompany the tender.	The PSIRA certificate grade shall be suitable for installing, servicing and/or repairing security equipment.	Regulation
5.	Registered Asbestos Contractor or letter of intent to appoint a subcontractor with the registration certificate. In the case of a Sub-Contractor a letter of agreement with the Sub-Contractor shall accompany the tender.	RAC certificate/ Letter of intent.	Regulation
6	Project Management Certification registered with SACPCMP/PMI as a project Manager	Valid registration certificate with relevant South African professional bodies (e.g., Project Management Institute of South Africa, South	The tenderer must have a qualified project Manager who shall be part of the proposed management team that

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		African Council for Project and Construction Management Professions).	shall manage the roll out during the contracting period. The Project Manager must have a Project Management qualification and recognised professional registration (No specific body).
7.	Project Management Certification registered with SACPCMP as a safety Officer	SACPCMP certificate as a construction health and safety officer	The tenderer must have a qualified safety office who shall be part of the proposed management team that shall manage the roll out during the contracting period. The safety officer must have a relevant qualification and recognised professional registration with SACPCMP.
8.	All professional body registrations for specifically mentioned disciplines are in place and tangible proof is provided. Tangible proof here means an up-to-date CV and certified copy of registration certificate from appropriate professional body by the principal contractor OR Joint Venture (JV) OR Sub-Contractor. In the case of a Sub-Contractor a letter of agreement with the Sub-Contractor shall accompany the tender. - Plumbing Trade certificate and registered with Plumbing Industry Registration Board (PIRB) as a licenced plumber. - SAQCC HVAC Gas B6 - SAQCC fire Detection at level 2 - SAQCC fire protection at level 2 - SAQCC fire Gas at level 2	The <i>Contractor</i> or the nominated sub-contractor provides proof of paid-up valid registration with the relevant body. The proof is submitted as the following documents: (1) Person's registration card, with visible registration number and category registered for. (2) Signed commitment of undertaking between the <i>Contractor</i> and the nominated sub-contractor if the registered person is associated with a sub-contractor. *Where the <i>Contractor</i> provides certificate(s) of the registered person(s), it is accompanied by the person(s) C.V.	It is a legal requirement for plumbers to be registered with the PIRB in order to legally practice their trade and issue Plumbing Certificates of Compliance (CoCs). By virtue of the Department of Employment and Labour (DEOL) mandate to SAQCC, any person designing, installing, commissioning or maintaining portable fire equipment, fire detection and gas extinguishing systems therefore needs to be certified by SAQCC at the appropriate level. Legal requirement for HVAC technician to be registered with SAQCC to be able to issue CoCs for refrigeration gas.

3.4 QUALITATIVE TECHNICAL EVALUATION CRITERIA

In accordance with 240-168966153, each Tenderer which has met all the Mandatory Evaluation Criteria will be evaluated against the Qualitative Evaluation Criteria defined in Tables 4 - 8 below. The scoring of qualitative criteria shall be based on the degree of achievement by the tenderer to meet the technical requirements defined in the Technical Schedule A&B and ERE Renovations and Refurbishment Contract functional specification: 363-ERE-AABZ28-SP0004-18.

Each item shall have the specific sub-weighting criteria. The minimum weighted final score (threshold) required for each tendered design to be considered FUNCTIONALLY ACCEPTABLE from a technical perspective is 80%.

Table 4: Qualitative Technical Evaluation Criteria for Electrical Engineering

Criteria No.	Criteria Description		Technical Tender Returnable	Criteria Weighting (%)	Sub-criteria Weighting (%)	Score Qualification
1	Electrical			15		
	1.1	Provides evidence of completing at least 3 projects related to small power and lighting (as per the scopes of work) in the last 5 years.	Verifiable reference letters/completions certificates (not older than 5 years) demonstrating contract value, name of client, contact person, scope and duration of contract.		10	3 reference letters = 5 2 reference letters = 4 1 reference letters = 2 Not submitted = 0
	1.2	Provides evidence of completing at least 3 projects related to Switchgears. (as per the scopes of work) in the last 5 years.	Verifiable reference letters/completions certificates (not older than 5 years) demonstrating contract value, name of client, contact person, scope and duration of contract.		10	3 reference letters = 5 2 reference letters = 4 1 reference letters = 2 Not submitted = 0
	1.3	Provides evidence of completing at least 3 projects related to Power cables and conductors. (as per the scopes of work) in the last 5 years.	Verifiable reference letters/completions certificates (not older than 5 years) demonstrating contract value, name of client, contact person, scope and duration of contract.		10	3 reference letters = 5 2 reference letters = 4 1 reference letters = 2 Not submitted = 04
	1.4	Provides evidence of completing at least 3 projects related to backup power systems (essentials). (as per the scopes of work) in the last 5 years.	Verifiable reference letters/completions certificates (not older than 5 years) demonstrating contract value, name of client, contact person, scope and duration of contract.		10	3 reference letters = 5 2 reference letters = 4 1 reference letters = 2 Not submitted = 0
	1.6	Guarantee/warranty certificate, Photometric, Electrical, and Mechanical requirements for luminaires.	As stipulated in Technical Schedule A items 3.1, 3.20, 3.30 and 3.40 under electrical tab. Tender returnable is guarantee/warranty certificate and Technical Particulars for schedule A items above.		10	Proof provided = 5 Proof not provided = 0

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Criteria No.	Criteria Description		Technical Tender Returnable	Criteria Weighting (%)	Sub-criteria Weighting (%)	Score Qualification
	1.7	Resumé of candidate with Electrical trade test, and Wiremen's licence. A minimum 3 years of related experience.	CV and related qualifications/certificates.		10	0 – CVs of key personal not submitted 2 – CVs submitted however, experience not related fully to scope of work and minimum number of years not met. 4 – Experience related to scope of work, but minimum number of years not met 5 – Experience related to scope of work and minimum number of years met.
	1.8	Proposed high-level maintenance strategy of the electrical installation (plant items listed under 1.1 – 1.4) showing maintenance philosophy(s) the installation subscribes to.	As stipulated in Technical Schedule A, item 3.47. Tender returnable is a maintenance strategy or FMA document or PMT.		10	Proof provided = 5 Proof not provided =0
	1.9	High level spares list, showing recommended minimum and maximum stock holdings.	As stipulated in Technical Schedule A, item 3.52. Tender returnable is a comprehensive list of proposed spares with minimum and maximum stock holdings.		10	Proof provided = 5 Proof not provided =0
	1.10	Provide detailed method statement clearly communicating work execution, organisational structure, Proof of compliance to all standards stipulated in the scope of work for all electrical work.	High-level method statement for the entire works		20	0 – No Method statement submitted 2 – Method statement submitted but not related to scope of work. 4 – Method statement acceptable but does not cover 100% of the scope of work. 5 – Method statement acceptable and related to scope of work.

Table 5: C&I qualitative technical evaluation criteria

Criteria No.	Criteria Description	Technical Tender Returnable	Criteria Weighting (%)	Sub-criteria Weighting (%)	Score Qualification
2.	C&I		20%		
2.1	Previous projects on the flowing systems: Integrated Alarm System, CCTV system with intruder detection, Integrated Access Control System (IACS), Public Address (PA) System, Intrusion pre-detection system, System Integration, interfaces to the PSIM, fire detection system	Verifiable reference letters/completions certificates (not older than 10 years) demonstrating contract value, name of client, contact person, scope and duration of contract.		20.0%	3 reference letters = 5 2 reference letters = 4 1 reference letters = 2 Not submitted = 0.
2.2	OEM Training. The Contractor or their personnel demonstrates that they had been trained and found proficient in the specifics all mentioned systems revision and brand as well as any 3rd party equipment such as GUI and/or any networking equipment. These training programs or qualifications need to be presented or endorsed by the specific system OEM.	Proof of training programs or qualifications provided by OEM or endorsement by the specific system OEM.		10.0%	5 = At least one fully OEM trained person AND the submitted proof is confirmed and valid. 0 = No OEM trained person is permanently employed by the Contractor OR sub-contractor.
2.3	Provide details, product catalogues and datasheets for the Integrated Physical Security System (IPSS) equipment envisaged to be utilised.	• Video walls with a graphical user interface and behaviour models, • Standby power system, • Integrated access control system including biometric and face recognition systems, • Camera surveillance system (CCTV), • Intruder detection and pre-detection systems, • Alarm system, • Physical Security Information Management System (including IT Infrastructure), • Visitor management system, • Security management system, • Metal detector and X-Ray machines, • Intrusion detection system (IDC).		10%	5 – If all catalogues and datasheets are supplied AND all aspects are satisfactory, 4 – If all catalogues and datasheets are supplied but all aspects are not satisfactory, 2- If not all catalogues and datasheets are supplied, 0- If not provided.

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Criteria No.	Criteria Description	Technical Tender Returnable	Criteria Weighting (%)	Sub-criteria Weighting (%)	Score Qualification
2.4	Alarm System	Evaluation of completed Technical Schedules A/B indicating compliance to the technical specification 240-86738968 as per Annex A of this document.		10%	Full compliance = 179 x 3 x weight (15)
2.5	CCTV	Evaluation of completed Technical Schedules A/B indicating compliance to the technical specification 240-91190304 as per Annex B of this document.		10%	Full compliance = 401 x weight (15)
2.6	IACS	Evaluation of completed Technical Schedules A/B indicating compliance to the technical specification 240-102220945 as per Annex C of this document.		10%	Full compliance = 335 x 3 x weight (15)
2.7	Intrusion Pre-detection System	Evaluation of completed Technical Schedules A/B indicating compliance to the technical specification 240-170000691 as per Annex D of this document.		10%	Full compliance = 134 x 3 x weight (15)
2.8	System Integration	Evaluation of completed Technical Schedules A/B indicating compliance to the technical specification 240-170000096 as per Annex E of this document.		10%	Full compliance = 90 x 3 x weight (20)
2.9	Generic Technologies	Evaluation of completed technical Schedule A/B indicating compliance to 240-17000723 specification requirements as per Annex F of this document.		10%	Full compliance = weight of line-item x 3 x weight (20)

Table 6: Qualitative Technical Evaluation Criteria for Architecture, Civil and Structural Engineering

Criteria No.	Criteria Description		Technical Tender Returnable	Criteria Weighting (%)	Sub-criteria Weighting (%)	Score Qualification
3.	Civil and Structural			40		
	3.1	High-level method statement for the entire works clearly demonstrating compliance and understanding with the full scope of works. (This includes but is not limited to new build works, refurbishments, modifications to existing infrastructure, defect repairs, concrete works, steel works, timber works, waterproofing and general building works, drawings)	High-level method statement for the entire works		40	0 – No Method statement submitted 2 – Method statement submitted but not related to scope of work. 4 – Method statement acceptable but does not cover 100% of the scope of work. 5 – Method statement acceptable and related to scope of work.
	3.2	Organogram with the CV's of Key Construction resources (Construction Manager and Construction Experienced Foreman). Minimum experience of key resources to be 10 years.	CVs of key construction resources: construction manager and foreman.		20	0 – CV's of ALL key personal not submitted 2 – CV's submitted however, experience not related fully to scope of work and minimum number of years not met. 4 – Experience related to scope of work, but minimum number of years not met 5 – Experience related to scope of work and minimum number of years met.
	3.3	Tenderer provides evidence of completing a minimum of 5 projects (as per the scopes of work) in the last 2 years. References to include contact numbers of client, description of involvement in the project and the cost of the project as a minimum.	Verifiable reference letters/completions certificates (not older than 5 years) demonstrating contract value, name of client, contact person, scope and duration of contract.		40	0 - Less than 2 or no acceptable similar projects. 2 - 3 acceptable similar projects. 4 - 4 acceptable similar projects. 5 - 5 or more acceptable similar projects.

Table 7: Qualitative Technical Evaluation Criteria for Mechanical Engineering

Criteria No.		Criteria Description	Technical Tender Returnable	Criteria Weighting (%)	Sub-criteria Weighting (%)	Score Qualification
4		Mechanical		15%		
	4.1	Relevant Contactable Project References Three (3) Reference letters from Clients both signed and stamped (verifiable with the company information) on work of a similar nature completed in past seven (7) years. The references must specifically be related to HVAC works.	The letter should contain contact details of the client, project name, project start and end dates and duration (the original contract duration and the actual project execution duration). Description of the works and cost of the project.		35%	5 – At least 3 acceptable/relevant HVAC projects completed, 4 – Only 2 acceptable/relevant HVAC projects completed, 2 – Only 1 acceptable/relevant HVAC project completed, 0 – No acceptable projects completed.
	4.2	Relevant Contactable Project References Three (3) Reference letters from Clients both signed and stamped (verifiable with the company information) on work of a similar nature completed in past seven (7) years. The references must specifically be related to fire protection works.	The letter should contain contact details of the client, project name, project start and end dates and duration (the original contract duration and the actual project execution duration). Description of the works and cost of the project.		25%	5 – At least 3 acceptable/relevant Fire projects completed, 4 – Only 2 acceptable/relevant Fire projects completed, 2 – Only 1 acceptable/relevant Fire project completed, 0 – No acceptable projects completed.
	4.3	Relevant Contactable Project References Three (3) Reference letters from Clients both signed and stamped (verifiable with the company information) on work of a similar nature completed in past seven (7) years. The references must specifically be related to wet services works	The letter should contain contact details of the client, project name, project start and end dates and duration (the original contract duration and the actual project execution duration). Description of the works and cost of the project.		20%	5 – At least 3 acceptable/relevant wet services projects completed, 4 – Only 2 acceptable/relevant wet

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						services projects completed, 2 – Only 1 acceptable/relevant wet services project completed, 0 – No acceptable projects completed.
	4.4	Spares list confirmation and data sheet.	Documentation/catalogue indicating make/model for mechanical scope of work (A/C, piping, fittings etc) and shall conform with all standards.		20%	5 – Complete list 0 – No confirmation

Table 8: General Qualitative Technical Evaluation Criteria

Criteria No.		Criteria Description	Technical Tender Returnable	Criteria Weighting (%)	Sub-criteria Weighting (%)	Score Qualification
5		General		10%		
	5.1	Technical Capability/ expertise and track record of the project manager assigned to the project	Qualification and detailed CV of professional project manager with contactable reference.		60%	Not submitted: 0 Experience (less than 4 years): 2 Experience (Above 4 years and less than 8 years): 4 Experience (Above 8 years): 5
	5.2	Technical Capability/ expertise and track record of the Safety officer assigned to the project	Qualification and detailed CV of safety officer (registered with SACPCMP) with contactable reference.		40%	Not submitted: 0 Experience (less than 2 years): 2 Experience (Above 2 years and less than 4 years): 4 Experience (Above 4 years): 5

3.5 TET MEMBER RESPONSIBILITIES

Each TET member will review and evaluate each item as shown in Table 9.

Table 9: TET Member Responsibilities

Mandatory Criteria Table	TET 1	TET 2	TET 3	TET 4	TET 5	TET 6
Table 3	X	X	X	X		
Qualitative Criteria Table	TET 1	TET 2	TET 3	TET 4	TET 5	TET 6
Table 4	X					
Table 5			X			X
Table 6		X			X	
Table 7				X		
Table 8	X	X	X	X	X	X

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3.6 FORESEEN ACCEPTABLE / UNACCEPTABLE QUALIFICATIONS

3.6.1 Risks

Table 10: Acceptable Technical Risks

Risk	Description
1.	Alternative solutions with the same or better performance. But in compliance with all standards specified in the NEC.
2.	Table 4 QTEC 1.1 – 1.4 and 1.6: Tenderer scoring 4 has experience between 2 and 5 years.
3.	Table 4 QTEC 1.10 Method statement with requirements however lacking one of the minimum requirements.

Table 11: Unacceptable Technical Risks

Risk	Description
1.	No compliance to any one of the standards specified in the NEC.
2.	No method statements.
3.	Exclusions of scope specified in the employers' requirements.
4.	Table 3 MTEC yielding a "No" on either criterion.
5.	Table 4 QTEC 1.1 – 1.4, 1.6 tenderer has experience less than 2 years.
6.	Table 4 QTEC 1.10 No Method statement, 1.8 no strategy provided, 1.9 no list of spares provided.
7.	Table 4 QTEC 1.5 No proof provided.
8.	Table 4 QTEC 1.6 missing qualification.

3.6.2 Exceptions/Conditions

Table 12: Acceptable Technical Exceptions/Conditions

Risk	Description
1.	All deviations from the schedule(s) deemed acceptable and approved by the Employer because they are in the Employer's best interest.

Table 13: Unacceptable Technical Exceptions/Conditions

Risk	Description
1.	Failure to provide required proof for technical evaluation as required in schedule B.

4. AUTHORISATION

This document has been seen and accepted by:

Name	Designation
Ronald Mandavha	Middle Manager Engineering and Design ERE
Nyiko Mathebula	Senior Advisor Quantity Surveyor ERE
Burton Witbooi	Senior Advisor Architecture ERE
Emmanuel Manganye	Senior Engineer Mechanical ERE
Kameel Burath	Civil and Structural Engineer ERE
Nompilo Miya	System Engineer C&I ERE
Matsobane Phosa	Senior Advisor Security Operations ERE

5. REVISIONS

Date	Rev.	Compiler	Remarks
January 2026	0.1	Mdu Vilakazi	First Draft Issue for Review by Stakeholders
January 2026	0.2	Mdu Vilakazi	Final Draft after Comments Review Process
January 2026	1	Mdu Vilakazi	Final Document for Authorisation and Publication

6. DEVELOPMENT TEAM

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

Name	Designation
Burton Witbooi	Senior Advisor Architecture ERE
Emmanuel Manganye	Senior Engineer Mechanical ERE
Kameel Burath	Civil and Structural Engineer ERE
Nompilo Miya	System Engineer C&I ERE

Name	Designation
Matsobane Phosa	Senior Advisor Security Operations ERE
Mdu Vilakazi	System Engineer Electrical ERE

7. ACKNOWLEDGEMENTS

- The review team as per clause 4 of the report.