

	Invitation to Tender KZN0132/AR	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-114238630	Rev	10
		Effective Date	03 March 2020		
		Review Date	March 2023		

ESKOM HOLDINGS SOC LTD

INVITATION TO TENDER FOR

To establish a lease agreement of between 1 200m² - 2 000 m² of fixed buildings floor space which will be used for offices, depot and workshop purposes within a 5 km radius from Cnr. Grey and Lunn Street, Hilton, Bloemfontein for approximately 39 months but not extending beyond 31 March 2025.

Tender number	KZN0132/AR
Issue date	2 September 2021
Closing date and time	16 September 2021 at 10h00AM
Tender validity period	16 Weeks from the closing date and time
Tenders are to be emailed to the following address on the stipulated closing date and time:	Email : tenderofficekzn@eskom.co.za N.B – please ensure the Tender Number is reflected on the submission. <u>Please do not send to the Buyer only to the TAC Office on: tenderofficekzn@eskom.co.za</u>

Confidential

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	Invitation to Tender KZN0132/AR	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-114238630	Rev	10
		Effective Date	03 March 2020		
		Review Date	March 2023		

Invitation to Tender

Eskom Holdings SOC Ltd (hereinafter “Eskom”) invites you to submit a *tender* for a:

To establish a lease agreement of between 1 200m² - 2 000 m² of fixed buildings floor space which will be used for offices, depot and workshop purposes within a 5 km radius from Cnr. Grey and Lunn Street, Hilton, Bloemfontein for approximately 39 months but not extending beyond 31 March 2025.

The enquiry documents are supplied to you on the following basis:

- Free of charge

Eskom has delegated the responsibility for this tender to the Eskom *Representative* whose name and contact details are set out in the Tender Data. A submission of a tender/proposal by you in response to this *[Invitation/RFP]* will be deemed as your acceptance of the Eskom Standard Conditions of Tender (to be accessed via www.eskom.co.za).

Queries relating to these Invitation documents may be addressed to the Eskom *Representative*.

Yours faithfully

K. Lekutle

Procurement Manager

Kenosi Lekutle

Date: 2/9/2021

Confidential

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	Invitation to Tender KZN0132/AR	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-114238630	Rev	10
		Effective Date	03 March 2020		
		Review Date	March 2023		

The following documents listed hereunder are attached to this enquiry

Annexures

Number	Description	Annexure/to be downloaded and attached	Attached (Y/N)
1	Pre-qualification Checklist	Appendix 1	Y
2	On-site Evaluation	Appendix 2	Y

- 1.2 The Tender Data makes several references to the **Eskom Standard Conditions of Tender** and in those instances, the clause numbers are referenced hereunder. If the **Eskom Standard Conditions of Tender** is not attached to the **Invitation to Tender**; then the tenderers are required to download this from www.eskom.co.za. The “**Tender Data**” as detailed herein shall take precedence over the **Standard Conditions of Tender** in the event of any ambiguity or inconsistency between the two documents.

Clause Number from Standard Conditions of Tender	Tender Data
1.1 Parties	The <i>Employer</i> is Eskom Holdings SOC Ltd The Eskom <i>Representative</i> is: Name: Anita Rickhoff E-mail: anita.rickhoff@eskom.co.za
1.3 Enquiry documents	The Invitation to tender is : KZN0132/AR See the content list above for the enquiry documents
1.4 Type of Invitation to Tender/RFP	This invitation to tender is: 1. An open Invitation to tender – pre-qualification
1.6 Eskom's rights to accept or reject any tender	The tender shall be for the whole of the contract.
2.1 Eligible tenders	Submit a tender only if the tenderer (whether a single company or a structure similar to a Joint Venture) complies with the <i>eligibility criteria</i> stated in the Tender Data and the tenderer, or any of his principals, is not under any restriction to do business with Eskom/State Owned Companies.

Confidential

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	Invitation to Tender KZN0132/AR	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-114238630	Rev	10
		Effective Date	03 March 2020		
		Review Date	March 2023		

	Tenderers are deemed ineligible to submit a [tender/proposal] if • Tenderers have the nationality of a country on any international sanctions list. A tenderer shall be deemed to have the nationality of a country if the tenderer is a national or is constituted, incorporated, or registered and operates in conformity with the provisions of the laws of that country. This criterion shall also apply to the determination of the nationality of proposed subcontractors or suppliers for any part of the Contract including related services. • Tenderers submit more than one [tender/proposal] either individually or as a partner in a joint venture (JV) or consortium • [Tenders/proposals] submitted by a JV or consortium where the JV/consortium agreement does not explicitly state that the parties of the JV or consortium shall be jointly and severally liable for the execution of the Contract in accordance with the Contract terms. • A Tenderer must not have a conflict of interest. All Tenderers found to have a conflict of interest shall be disqualified. A Tenderer may be considered to have a conflict of interest with one or more parties in this [tendering/RFP] process, if : ○ (a)they have a controlling partner/majority shareholder in common; or ○ (b)they have a relationship with each other, directly or through common third parties, that puts them in a position to have access to information about or influence on the tender/proposal of another Tenderer, or influence the decisions of the Employer regarding this bidding process; • Tenders signed by non- authorized persons • Where the tenderers are not registered on National Treasury's Central Supplier Database (except Foreign Suppliers) • A tender that fails to meet any pre-qualifying criteria stipulated in the tender documents is an unacceptable tender (section 4 (2) of PPPFA Regulations • Any tenderer that is restricted by National Treasury • A tenderer that sub-contracts 100% Scope of Work. Ineligible tenderers will be disqualified.
2.2 -2.5 Tender Closing	The deadline for Pre-qualification submission is : Date :16 September 2021 Time: 10h00AM Late Tenders will not be accepted Please email your tender to: Email Address : tenderofficekzn@eskom.co.za

Confidential

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	Invitation to Tender KZN0132/AR	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-114238630	Rev	10
		Effective Date	03 March 2020		
		Review Date	March 2023		

	N.B – please ensure the Tender Number is reflected on the submission <u>Please do not send to the Buyer only to the Tender Advice Centre (TAC) Office on: tenderofficekzn@eskom.co.za</u>
2.9 Copy of original tender	Email one (1) copy via email of the tender at tender submission deadline
2.13 Tender Validity Period	The tender validity period is 16 Weeks
2.17 Clarification on enquiry documents	The tenderer will notify the <i>Employer</i> of any clarifications required before the closing time for clarification queries, which is 2 working days before the deadline for tender submission.
2.23 Alternative tenders	Alternative tenders are <i>not allowed</i>
2.25 Conditions of contract	The conditions of contract will be a Lease Agreement
3.4 Opening of tenders	Tenders will be opened at the same date and time as the tender deadline
3.5 Prices to be read out	Prices will <i>not be read out</i> .
3.9 Basic Compliance	Basic compliance for this invitation to tender/ RFP are: • Meet the eligibility criteria for a tenderer Email one (1) copy via email of the tender at tender submission deadline, • Submission of the mandatory commercial tender returnables as at stipulated deadlines – <u>pre-qualification checklist</u>
3.10 Mandatory tender returnables	A tenderer that does not submit mandatory documents/information required as stipulated in the Tender Returnable section of the respective Invitation to Tender; will be <i>deemed non-responsive</i> . • Pre-Qualification Questionnaire.
3.11 Pre-qualification criteria	In terms of PPPFA, the preference point system to be applied is the 80/20 scoring. All responsive tenders will be evaluated further for mandatory functionality requirements : <u>Pre-qualification - Refer to description of scope for full details</u> 1. Tenderer's name 2. Physical address of the property, if possible include GPS location 3. Contact details of tenderer 4. E-mail address of tenderer

Confidential

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.



**Invitation to Tender
KZN0132/AR**

Template Identifier	240-43921804	Rev	6
Document Identifier	240-114238630	Rev	10
Effective Date	03 March 2020		
Review Date	March 2023		

5. Total fixed building office, depot and workshop space of 1 200m² - 2 000m² to be supplied.

6. Minimum of 16 covered Parking bays to be supplied.

7. The property should be within a radius of 5 km from Cnr Grey and Lunn Street, Hilton, Bloemfontein, however the property must be located within the Bloemfontein business area.

8. Registration on Central Supplier Database(CSD) and if not registered then confirm willingness to register.

Refer to Pre-Qualification Questionnaire – Appendix 1

1. Functionality (Technical) Evaluation – To be used in Pre-qualification.

The following requirements will need to be met in the pre-qualification to advance to the closed tender process , the pre-qualification consists of **2 parts** as follows:

Desk Top evaluation Part 1:

Technical Evaluation Criteria - Part 1 (Desk Top)	Weight
1.Total fixed building office, depot and workshop space of 1 200m ² - 2 000m ² to be supplied Score 100% if sufficient fixed building space supplied Score 0% if insufficient fixed building space supplied	34%
2. Minimum of 16 covered Parking bays. Score 100% if minimum amount of parking bays are supplied Score 0% if insufficient amount of parking bays supplied	33%
3. The property should be located within a radius of 5 km from Cnr Grey and Lunn Street, Hilton, Bloemfontein, however the property must be located within the Bloemfontein business area. Score 100% if property is within required radius Score 0% if property is not within required radius	33%
Total	100%

Confidential

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.



**Invitation to Tender
KZN0132/AR**

Template Identifier	240-43921804	Rev	6
Document Identifier	240-114238630	Rev	10
Effective Date	03 March 2020		
Review Date	March 2023		

The physical 'on site' evaluation will only be conducted for those tenderers that meet the above requirements

On site Evaluation - Part 2

Part 2 of the evaluation will only be done if a score of 100% is achieved in Part 1

This will entail an on-site assessment of the property. The supplier must achieve a 100% on Part 1 and Part 2 to pass the pre-qualification evaluation

Technical Evaluation Criteria - Part 2 (On Site)	Weight
1. Location suitability assessment (does the location serve the need, ease of accessibility to end-users such as closeness to main roads, taxi routes etc.) Score 100% if property meet requirements Score 0% if property does not meet requirements	20%
2. Condition of the property assessment, evaluation of systems and certificates, grade of the building, availability of services Score 100% if property meet requirements Score 0% if property does not meet requirements	20%
3. Existing layout and fit for use assessment (e.g. office space, storage space, disability access, warehouse space, parking space and distance to entrances, ablutions, kitchens, drawings etc.) Score 100% if property meet requirements Score 0% if property does not meet requirements	20%
4. IT Assessment, including Metro internet connectivity assessment to site if required Score 100% if property meet requirements Score 0% if property does not meet requirements	20%

Confidential

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	Invitation to Tender KZN0132/AR	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-114238630	Rev	10
		Effective Date	03 March 2020		
		Review Date	March 2023		

	5. Security Assessment including access control, CCTV, electric fence, type of perimeter fence, security gates and burglar bars to windows and doors, safety to end-users, crime rate of the area. Score 100% if property meet requirements Score 0% if property does not meet requirements	20%
	TOTAL	100%
	Only tenders that pass the Part 1 and 2 will be invited to tender in the closed tender process. If required Eskom may add an escape clause to be part of the agreement. Eskom may terminate the Agreement in whole for convenience and without cause by giving prior notice designating the termination date. Eskom shall have no liability to the service provider with respect to such termination	
3.15 Evaluation of price	Pricing is not applicable as this is a pre-qualification Prices will be requested during the 'closed tender' process if applicable.	
3.17 Evaluation of B-BBEE	B-BBEE will not be evaluated at this stage as this is a pre-qualification	
3.18 Ranking of tenders	Suppliers will be not ranked at this stage – as no prices will be submitted	
3.19 Objective Criteria (if applicable)	Objective criteria are not applicable	

Confidential

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	Invitation to Tender KZN0132/AR	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-114238630	Rev	10
		Effective Date	03 March 2020		
		Review Date	March 2023		

Please note:

Eskom reserves the right to negotiate with preferred bidders after a competitive bidding process or price quotations; should the tendered prices not be deemed market-related.

Main contractors/ suppliers are discouraged from subcontracting with their subsidiary companies as this may be interpreted as subcontracting with themselves and / or using their subsidiaries for fronting. Where a main contractor subcontracts with a subsidiary this must be declared in tender documents.

A report containing a list of potential sub-contractors may be drawn by accessing the following link: www.csd.gov.za

“proof of B-BBEE status level of contributor” means-

- (a) the B-BBEE status level certificate issued by an authorized body or person; or
- (b) a sworn affidavit as prescribed by the B-BBEE Codes of Good Practice; or
- (c) any other requirement prescribed in terms of the Broad-Based Black Economic Empowerment Act;

Confidential

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	Invitation to Tender KZN0132/AR	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-114238630	Rev	10
		Effective Date	03 March 2020		
		Review Date	March 2023		

1.3 **TENDER RETURNABLES**

The tenderer must submit the returnables set out hereunder as part of its tender. Returnables that are mandatory for evaluation will result in disqualification if not submitted at tender closing.

Reference	Returnables from supplier	Returnables mandatory for evaluation purposes and due at tender closing	Returnables mandatory for contract award and due prior to contract award
Basic Compliance	Submission of the Pre-qualification via an email to the Confidential email address at submission deadline.	✓	
Pre-qualification criteria	Tenderer's name 2. Physical address of the property, if possible include GPS location 3. Contact details of tenderer 4. E-mail address of tenderer 5. Total fixed building office, depot and workshop space of 1 200m² - 2 000m² to be supplied. 6. Minimum of 16 covered Parking bays to be supplied. 7. The property should be within a radius of 5 km from Cnr Grey and Lunn Street, Hilton, Bloemfontein, however the property must be located within the Bloemfontein business area. 8. Registration on Central Supplier Database (CSD) and if not registered then confirm willingness to register. Refer to Pre-Qualification Questionnaire – Appendix 1	✓	

A physical 'On-Site' evaluation will be conducted for those tenderers that meet the above

Confidential

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	Invitation to Tender KZN0132/AR	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-114238630	Rev	10
		Effective Date	03 March 2020		
		Review Date	March 2023		

requirements – As per Appendix 2

Appendix 1 - Pre-Qualification Questionnaire

PRE-QUALIFICATION QUESTIONNAIRE – Bloemfontein CNC

Tendered Name	
Physical address of the property. Include GPS location if possible	
Tender Contact details	
Tender E-mail Address	

Please tick YES/NO

CRITERIA	YES	NO
Do you have between 1 200m ² & 2 000m ² of Fixed building space to be used as Offices, depot and workshop space?		
Do you have a minimum of Minimum of 16 covered parking bays?		
Is the property within a radius of 5 km from Cnr Grey and Lunn Street, Hilton, Bloemfontein, however the property must be located within the Bloemfontein business area?		
Are you registered on the Central Supplier Database (CSD)?		
If Yes, Provide the MAAA number		

Confidential

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	Invitation to Tender KZN0132/AR	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-114238630	Rev	10
		Effective Date	03 March 2020		
		Review Date	March 2023		

If NO, are you willing to register on CSD

NB. CSD registration is mandatory at tender award

APPENDIX 2 - Site Technical Evaluation

The following will be assessed during the on site evaluation

1. Location suitability assessment (does the location serve the need, ease of accessibility to end-users such as closeness to main roads, taxi routes etc.)
2. Condition of the property assessment, evaluation of systems and certificates, grade of the building, availability of services
3. Existing layout and fit for use assessment (e.g. office space, storage space, disability access, warehouse space, parking space and distance to entrances, ablutions, kitchens, drawings etc.)
4. IT Assessment, including Metro internet connectivity assessment to site if required
5. Security Assessment including access control, CCTV, electric fence, type of perimeter fence, security gates and burglar bars to windows and doors, safety to end-users, crime rate of the area

Please refer to scoring detailed on page 6 ,7 & 8 of 12.

Confidential

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.