

TENDER TECHNICAL EVALUATION STRATEGY

The minimum weighted final score (threshold) required for a tender to be considered from a technical perspective is 70%. The following factors will be considered when evaluating the tender submissions.

FUNCTIONALITY PRE-QUALIFICATION (TECHNICAL) EVALUATION

A two-part weighted score-card approach will be used to qualify the technical compliance of the tenderers.

Part 1

The supplier will be requested to complete an Evaluation questionnaire. Based on the information supplied on the questionnaire Part 1 of the technical evaluation will be conducted. Scoring will be done in line with the criteria specified below.

The physical condition of the site evaluation will only be conducted for those tenderers that achieve a 100% threshold on Part 1 of the technical evaluation based on the tender submission.

Desktop Evaluation Questionnaire

Part 1 DESKTOP EVALUATION QUESTIONNAIRE

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

Please tick YES/NO

CRITERIA	YES	NO
Do you have between (1125m ² -1410m ²) of total fixed building space to be used as Office?		
Option 1: Do you have a minimum of 80(open/covered) parking bays?		
Option 2: If you don't have the minimum 80 (open/covered) required parking bays, are you willing to subcontract the service as part of your lease agreement?		
Is the property located within 1.5 km radius from 34 Voortrekker Street Newcastle.		
Do you have a class C or higher building for rental?		

Technical Evaluation Criteria-Newcastle Area Office 2024 over a 3-year period

Technical Evaluation Criteria - Part 1 - DeskTop	Weight	Score – out of 100	Weighted score to be- 100 to pass evaluation
1. Net rentable area of fixed building office space of (1125 m²-1410m²). Score 100% if sufficient fixed building space supplied (Building layout to be provided) Score 0% if insufficient fixed building space supplied.	25%	0	0%
2.1 Do you have a minimum of 80 (open/covered) parking bays? Score 100% if sufficient parking bays supplied (Building layout to be provided). Score 0% if insufficient parking bays supplied. OR 2.2. If you don't have the minimum 80 (open/covered) required parking bays, are you willing to subcontract the service as part of your lease agreement? Score 100% if willing to subcontract the minimum 80(open/covered) required parking bays (Building layout to be provided). Score 0% if not willing to subcontract the minimum 80(open/covered) required parking bays.	25%	0	0%
3. Building to be graded as a Class C or higher Score 100% if building is a class C or higher (Please provide a confirmation certificate of the building grade by an appointed property expert.) Score 0% if building below class C.	25%	0	0%
4. Property to be located within a 1.5 km radius from 34 Voortrekker Street. Score 100% if property is within required radius (With GPS co-ordinates provided) Score 0% if property is not within required radius.	25%	0	0%
Total Score			
100%			

The physical condition of the site evaluation will only be conducted for those tenderers that achieve a 100% threshold on Part 1 of the technical evaluation based on the tender submission.

Technical Evaluation Criteria-Newcastle Area Office 2024 over a 3-year period

On-site Evaluation - Part 2

This will entail an on-site assessment of the property by the Eskom team. The supplier must achieve a score of 100% on Part 1 and 70% threshold Part 2 to pass the technical evaluation.

Technical Evaluation Criteria - Part 2 - On Site	Weight	Score – out of 100	Weighted score to be- 70 to pass evaluation
1. Location suitability assessment (does the location support service delivery objectives, ease of accessibility to end-users such as environmental elements and accessible for the physically challenged) Score 100% if property is Fully compliant for physical challenged. Score 0% if property is not compliant for physical challenged.	20%	0	0%
2. Condition of the property assessment, evaluation of systems, occupational certificate, electrical certificate of compliance, grade of the building and availability of services Score 100% Property must be in the condition that Eskom can move into the property without major repairs to be done (Air conditioner, flooring, Bathrooms, kitchen facilities, Parking etc). Score 0% if property exhibits significant wear and tear, with visible defects and significant signs of deterioration to surface finishes. Risk Index: Possible major inconvenience to operations	20%	0	0%
3. Existing layout and fit for use assessment (e.g., office space, storage space, disability access, warehouse space, parking space, ablutions, kitchens, and drawings) Score 100% for Fully adaptable layout, compliant emergency exits, ground floor premises. Score 0% Un-adaptable layout, non-compliant emergency exits, upper floor premises	20%	0	0%
4. IT Assessment, IT infrastructure footprint (fibre and Ethernet). Score 100% if property meets all IT requirements. Score 0% if property meets some or no IT requirements.	20%	0	0%
5. Security Assessment including access control, parameter fence (electric fence, stop nonsense and bob wire), security gates and burglar bars to windows and doors, safety to end-users (crime rate of the area will be looked at by Eskom team). Score 100% if property fully secured. Score 0% if property not fully secured.	20%	0	0%
Total Score	100%		