

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 in the scope of work document) measuring approximately: - 750m ² - 800 m ²	Provided	25%	25%
		Not provided	0%	
2.	Provide most recent service reports not older than Sep 2023 (for lifts where applicable, pumps where applicable, aircons, service doors, fire equipment,) Where certain reports are not applicable and is not a building requirement, tenderer must confirm this on the tender submission.	Provided – 100%	10%	10%
		Provided – 50% and above	7.5%	
		Provided less than 50%	0%	
3.	Provide Condition assessment reports with valid compliance certificates where applicable not older than 3 (three) years. Electrical and gas where applicable (25%) Plumbing – 25% Civil and structural (structure, roofs, walls, drainage – 25%) Mechanical (lifts, aircons, fire equipment 25% - if not applicable, tenderer must confirm. Where there is a lift, compliance report not older than 1 year.	Provided – 100%	10%	10%
		All buildings should have aircons, electrical, fire equipment	7.5%	
		Provided less than 50%	0%	
4.	Property / building plans (Built drawings/floor plans for the leased premises)	Provided	10%	10%
		Not provided	0%	
5.	Preference for single tenancy building	Single tenancy	5%	5%
		Multi-tenanted With access to roof	2.5%	
6.	Availability of Back-up power (Generator, UPS): <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 or commitment provided for installation.	10%	10%
		Not available	0%	

7.	Parking availability within the perimeter fence of the property <ul style="list-style-type: none"> Approximately 30 covered parking bays 	Covered secure parking	10%	10%
		Combination of secure covered parking and open parking bays	7.5%	
		Secure open parking bays	5%	
		No Parking or ≤ 30 bays	0%	
8.	Town/ City/ Nodal Centre: Provide google maps of building location to City centre.	≤ 3 Km radius	10%	10%
		$>3\text{km} - \leq 5$ Km radius	5%	
		>5 km radius	0%	
9.	Backup water storage <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 water within 6 months of occupancy. 	Available	10%	10%
		Not Available	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:  pp

Date: 22/04/2024