



Tender Technical Evaluation Criteria
Land Management Supervisory and Advisory
Services.

Finance services

Title: **Tender Technical Evaluation
Criteria for: Land Management
Supervisory and Advisory
Services.**

Unique Identifier:

Alternative Reference Number: **N/A**

Area of Applicability: **ERE: Land
Portfolio
Management**

Documentation Type: **Technical
Evaluation Criteria**

Revision: **1**

Total Pages: **12**

Next Review Date: **28 February 2028**

Disclosure Classification: **CONTROLLED
DISCLOSURE**

-Compiled by

**Senior Advisor
Land
Management
Tumelo Moila**

Functional Responsibility

**Middle Manager Real
Estate
Thabang Masoeu**

Approved by

**Senior Manager
Real Estate
Archibold Mogokonyane**

2025/02/21

Date:

2025/02/21

Date:

2025/02/22

Date:

Table of Contents

DISCLOSURE.....	1
Senior Advisor Land Management.....	1
Tumelo Moila.....	1
1. INTRODUCTION	3
2. SUPPORTING CLAUSES	3
2.1 SCOPE	3
2.1.1 Purpose.....	5
2.1.2 Applicability	6
2.2 NORMATIVE/INFORMATIVE REFERENCES	6
2.2.1 Normative.....	6
2.2.2 Informative.....	6
2.3 DEFINITIONS	6
2.3.1 Classification	6
2.3 ABBREVIATIONS	7
3. TENDER TECHNICAL EVALUATION STRATEGY	8
3.1 MANDATORY TECHNICAL EVALUATION CRITERIA (GATE KEEPER)	8
3.2 TECHNICAL EVALUATION THRESHOLD	8
3.3 TECHNICAL EVALUATION CRITERIA.....	9
3.4 QUALITATIVE TECHNICAL EVALUATION CRITERIA	11
4. DOCUMENT ACCEPTANCE.....	12
5. ACKNOWLEDGEMENTS.....	12

1. INTRODUCTION

Contractors appointed as agents to act on behalf of Eskom to oversee and inspect work done by appointed contractors:

- Land Facilities Maintenance
- Firebreaks
- Alien and invasive species.

2. SUPPORTING CLAUSES

2.1 SCOPE

Contractors appointed as agents to act on behalf of Eskom to oversee and inspect work done by appointed contractors:

- Land Facilities Maintenance
- Firebreaks
- Alien and invasive species.

The scope of service is contained within four broad categories:

Contractors appointed as agents to act on behalf of Eskom to oversee and inspect work done by appointed contractors in the following areas:

Land Facilities Maintenance:

- Overseeing, coordinating and inspection of the work done by land facilities maintenance contractors, this includes monitoring, and reporting on work progress
- Ensure that all activities are carried out in compliance with the contract scope of work and applicable legislation and regulations

including the National Building Regulations and Building Standards Act, Occupational Health and Safety Act.

- Determine scope of work for task orders in terms of the facilities maintenance contract as required, verify scope of work changes, conduct site inspections, sign off work completed and conduct random effectiveness inspections in terms of the contract requirements or as requested
- Ensure that all required permits are obtained and issued to contractors prior to the commencement of work.
- Ensuring that all activities are carried out in terms of time, scope, quality, and budget
- Consult with local authorities.
- Reporting on progress
- Problem and conflict resolution
- Advisory including asbestos removal procedures to ensure compliance with applicable legal requirements.
- Participation in meetings with the employer, lessees, contractors, stakeholders, and representatives

Fire breaks:

- Overseeing, coordinating and inspection of the work done by fire break contractors. This includes monitoring, and reporting on work progress)
- Determine scope of work for task orders in terms of the Firebreaks contract as required, verify scope of work changes, conduct site inspections, sign off work completed and conduct random herbicide effectiveness inspections in terms of the contract requirements or as requested.
- Ensure that all activities are carried out in compliance with contract scope of work requirements and applicable legislation and regulations including but not limited to Occupational Health and Safety Act as amended.
- Ensure that all required permits are obtained and issued to contractors prior to the commencement of work.
- Ensuring that all activities are carried out in terms of time, scope, quality, and budget.
- Consult with local authorities when requested or required.
- Reporting on progress and keeping of records.
- Problem solving and conflict resolution.

- Participation in meetings with the employer, lessees, contractors, stakeholders, and representatives.

Invasive species clearing/ maintenance:

- Supervising, coordinating and inspection of the work done by invasive species contractors. including monitoring and reporting on work progress
- Determine scope of work for task orders in terms of the invasive species contract as required, verify scope of work changes, conduct site inspections, sign off scope of work completion and conduct random herbicide effectiveness inspections in terms of the contract requirements or as requested.
- Ensure that all activities are carried out in compliance with contract scope of work requirements and applicable legislation and regulations including but not limited to Occupational Health and Safety Act as amended.
- Ensure that all required permits are obtained and issued to contractors prior to the commencement of work.
- Ensuring that all activities are carried out in terms of time, scope, quality, and budget.
- Consult with local authorities when requested or required.
- Reporting on progress and keeping of records.
- Problem solving and conflict resolution.
- Participation in meetings with the employer, lessees, contractors, stakeholders, and representatives.

NB:

- Suppliers to indicate/confirm the province they are based in
- Suppliers can tender for any province/region they have footprint in
- Where suppliers have footprint in other provinces and tendering for more than one province/ region, they must confirm the resource capacity to execute the works
- Where suppliers have footprint in other provinces, charges will be based on that province/region and not the province where the supplier is based in
- Due to the evolving Eskom business requirements, areas provided are indicative pricing purposes and areas can be reduced or added to the scope of work

2.1.1 Purpose

Eskom has acquired properties around South Africa in various provinces. These properties serve a critical role in the Generation, National Transmission and Distribution of electricity, and as such, Eskom has been leasing them to various stakeholders. Some of the Land Management key responsibilities and activities is to manage firebreaks, alien invasive species and land facilities and maintenance. The contracts provide for additional supervision of enabling contracts including firebreaks, alien invasive species and facility maintenance (ERE Land Management) as well as advisory services including the removal of asbestos on Eskom infrastructure. The supervisor will be responsible for making sure that the contractor/s in place are performing their duties as per the contract agreements. Eskom is responsible for its Land Management therefore it needs to appoint skilled personnel by means of contract to avoid backlogs and to create efficiency

and effectiveness in maintaining the facilities.

2.1.2 Applicability

ERE Land Management Supervisory and Advisory Services as and when required basis for the period of five (5) years.

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] 32-1034: Eskom Procurement Policy

2.2.2 Informative

2.3 DEFINITIONS

N/A

2.3.1 Classification

Controlled Disclosure: Controlled Disclosure to external parties (either enforced by law, or discretionary).

2.3 ABBREVIATIONS

The following abbreviations are used in this Service Information:

Abbreviation	Meaning given to the abbreviation
QM	Quality Management
ERE	Eskom Real Estate
SDL& I	Supplier Development Localisation and Industrialisation
SHE	Safety, Health, and Environment
TSC	Term Service Contract
PPE	Personal Protective Equipment

3. TENDER TECHNICAL EVALUATION STRATEGY

3.1 MANDATORY TECHNICAL EVALUATION CRITERIA (GATE KEEPER)

Not applicable

3.2 TECHNICAL EVALUATION THRESHOLD

Mandatory Technical Evaluation Criteria (gatekeepers) are 'must meet' criteria. These criteria shall not be weighted or point scored but shall be assessed on a Yes/No basis as to whether or not the criteria are met. An assessment of 'No' against any criterion shall technically disqualify the tenderer and shall not be further evaluated against Qualitative Criteria.

Qualitative Technical Evaluation Criteria are weighted evaluation criteria used to identify the highest technically ranked tenderer after determining that all the Mandatory Evaluation Criteria have been met. The Qualitative Evaluation Criteria are weighted to reflect the relevant importance of each criterion. **The minimum weighted final score (threshold) required for a tender to be considered from a technical perspective is 70%.**

3.3 TECHNICAL EVALUATION CRITERIA

Table 1: Technical Evaluation Criteria

Requirements			Weighting	Allocation of scores
		GATE KEEPER: N/A		None
Company Experience	Provide proof of years of company experience in managing Land Facilities Maintenance services	a. Verifiable reference letters with contactable details including the contracted period and location for supervisory and advisory services for each of the following works: • Land Facilities and maintenance	10%	Years of experience: Similar years of experience above 3 years = 10% Similar years of experience above 2 years to 3 years =7% Similar years of experience between 1 years to 2 years =5% Less than 1 years = 0%
		b. Verifiable reference letters with contactable details including the contracted period and location with contactable references for supervisory and advisory services for each of the following works: • Firebreaks	10%	Years of experience: Similar years of experience above 3 years = 10% Similar years of experience above 2 years to 3 years =7% Similar years of experience between 1 years to 2 years =5% Less than 1 years = 0%
		c. Verifiable reference letters with contactable details including the contracted period and location with contactable references for supervisory and advisory services for each of the following works: • Alien Invader clearing and maintenance	10%	Years of experience: Similar years of experience above 3 years = 10% Similar years of experience above 2 years to 3 years =7% Similar years of experience between 1 years to 2 years =5% Less than 1 years = 0%
		TOTAL WEIGHTING	30%	
Execution of services	Structure and Method Statement	a. Provide structure and Method Statement for Land Facilities and maintenance supervisory/ advisory	5%	Method statement and Structure: 1. Structure for key staff = 2.5%. 2. Method Statement = 2.5% Incomplete structure & statement = 0%

Unique Identifier:

Revision: 1

Page: 11 of 13

		b. Provide structure and Method Statement for Firebreaks supervisory/ advisory	5%	Method statement and Structure: 1. Structure = 2.5%. 2. Method Statement = 2.5% Incomplete structure & statement = 0%
		c. Provide structure and Method Statement for Alien Invader clearing and maintenance supervisory/ advisory	5%	Method statement and Structure: 1. Structure = 2.5%. 2. Method Statement = 2.5% Incomplete structure & statement = 0%
			15%	
3. Key Personnel and Minimum Experience Required	Supervisor for Land Facilities and maintenance (Provide CV's of the supervisors/ advisors with three (3) years' work experience in Engineering / Land / Built Environment)	• Provide proof of qualifications (National Diploma or higher in: Town Planning/ Real Estate/ Engineering).	5%	Higher than National Diploma = 5% National Diploma = 4% Less than National Diploma = 0% (Town Planning/ Real Estate/ Engineering)
		• Provide proof of experience in land facilities maintenance	10%	Years of experience: Similar years of experience above 3 years = 10% Similar years of experience between 2 years to 3 years = 7% Similar years of experience between 1 years to 2 years = 5% Less than 1 years = 0%
	b. Supervisor for firebreaks (Provide CV's of the supervisors/ advisors with three (3) years work experience in, Environmental Management, Agricultural Science, horticulture and conservation).	• Provide proof of qualifications (National Diploma or higher in: Environmental Management/ Horticulture/ Conservation/ Social Sciences/Law/Agricultural Science).	5%	Higher than National Diploma = 5% National Diploma = 4% Less than National Diploma = 0% (Environmental Management/ Horticulture/ Conservation/ Social Sciences/Law/Agricultural Science)
		• Provide proof of experience in firebreak	15%	Years of experience: Similar years of experience above 3 years = 15% Similar years of experience between 2 years to 3 years = 10% Similar years of experience between 1 years to 2 years = 7% Less than 1 years = 0%
	c. Supervisor for Alien Invader clearing and maintenance (Provide CV's of the supervisors/ advisors with three (3) years' work experience in Environmental Management, Agricultural	• Provide proof of qualifications (National Diploma or higher in: Environmental Management/ Horticulture/ Conservation/ Social Sciences/Agricultural Science).	5%	Higher than National Diploma = 5% National Diploma = 4% Less than National Diploma = 0% (Environmental Management/ Horticulture/ Conservation/ Social Sciences/Agricultural Science)

	Science, horticulture and conservation).	<ul style="list-style-type: none">• Provide proof of experience in Environmental Management, Agricultural Science, Horticulture/Conservation, invader clearing and herbicide and pesticide management.	15%	Years of experience: Similar years of experience above 3 years = 15% Similar years of experience between 2 years to 3 years =10% Similar years of experience between 1 years to 2 years =7% Less than 1 years = 0%
			55%	
			100%	

3.4 QUALITATIVE TECHNICAL EVALUATION CRITERIA

Not Applicable

4. DOCUMENT ACCEPTANCE

This document has been seen and accepted by:

Name	Designation
Alan Bosman	Officer Land Management
Tumelo Moila	Snr Advisor Prof Land Management
Patience Selepe	Chief Advisor Business Analysis
Michael Taffa	Middle Manager Real Estate
Thabang Masoeu	Middle Manager Real Estate
Archibold Mogokonyane	Senior Manager Real Estate

5. ACKNOWLEDGEMENTS

Not Applicable

CONTROLLED DISCLOSURE

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