



**Specifications, Evaluation Criteria and Works Space Norms
Legal Aid South Africa Bulwer Satellite Office**

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**Legal Aid SA - Specification evaluation criteria for procurement of office accommodation including
evaluation criteria - Bulwer Satellite Office**

No.	Specifications	YES	NO	Comment
1	Operational lease			
1.1.	The bidder should provide a copy of the title deed for the building to prove ownership.			
1.2.	An agent of the landlord should provide a mandate letter detailing all responsibilities that the owner of the building requires him/her to do.			
1.3.	The properties should be offered on an operational lease, for a minimum period of five (5) years. Where possible, seven (7) or ten (10) year leases may also be considered. Hence the rates for seven (7) and ten (10) year leases must also be provided.			
1.4.	The building must be zoned by the local authority for office, business or commercial purposes.			
1.5.	The premises must have an electrical compliance certificate and a municipal occupation certificate. This must be provided within five (5) working days of Legal Aid SA notifying a potential Landlord of the bid being successful or within five days of all refurbishments being completed . No leasing contracts will be entered into if the aforementioned documents are not provided. The second highest scoring bidder will then qualify for appointment provided the aforementioned documents are provided within five (5) working days .			
1.6.	The Landlord should be willing to include a clause in the lease agreement regarding right of first refusal where the building will be first offered to Legal Aid SA should it be up for sale. The building can only be purchased if it is a standalone and if Legal Aid SA is the only tenant in the building.			
1.7.	A floor plan (not to scale) sketch must be provided indicating the office layout as per the detailed work space norms on the last page of this document. The floor plan must highlight areas that are already partitioned. In the case of an existing landlord, the floor plan must highlight areas that are require repartitioning.			
1.8.	The Landlord must be willing to undertake all refurbishments on behalf of Legal Aid SA. Legal Aid SA will reimburse the Landlord for all costs negotiated less any Tenant Installation Allowance provided. The refurbishments will form part of the final lease signed.			
1.9.	The lease proposal must include an estimate of the costs of refurbishment and the Tenant Installation Allowance Offered in accordance with the detailed work space norms provided on the last page of this document			
1.10.	Buildings that have rising damp or visible structural defects including wall cracks exceeding 5 mm will not be considered for further evaluation.			
1.11.	No deposit shall be paid for rental of the building.			
1.12.	Where possible a separate electricity meter should be in place which is managed and controlled by the local municipality or Eskom. No other meter system will be accepted.			
1.13.	The Landlord must ensure proper and adequate maintenance of the exterior of leased premises together with common areas for the duration of the agreement.			
1.14.	Legal Aid SA reserves the right into enter into further negotiations with the succesfull bidder for reduced or greater space and a reduced rental or refurbsigment costs.			
1.15.	Standard Lease Agreement used by Legal Aid SA shall form part of the tender document and it is suggested that same be used. In cases where service providers need their lease agreements used, no levies or contract drafting costs shall be payable by Legal Aid SA. Such leases shall be vetted by Legal Aid SA's legal team to ensure compliance with the organization's policies and regulations.			
1.16.	Legal Aid SA reserves the right not to make any appointment and shall not entertain any claim for costs that may have been incurred in the preparation and the submission of proposals.			

2	Evaluation			
	The evaluation will be conducted in following phases:			
2.1.	Functionality Evaluation Criteria: In this phase, Legal Aid SA will look at the most appropriate property aligned to its operation, compatible with its infrastructure and feedback from reference checks. These will include site visits of properties and presentation by the landlords where necessary. The building will be evaluated on the following functionality criteria:			
	Criteria	Weights		
2.1.1.	Building location and accessibility: What is the approximate distance from courts being serviced using a motorvehicle? What is the approximate distance from court being serviced by foot taking into account public/private walkways? What is the approximate distance of building from public transport interchange facilities, such as taxi ranks, train stations and bus terminals? Is the location accessible to disabled persons who make use of public transport? Will the premises be easily visible to the public or our clients? Is the building a standalone building? Easily accessible by disabled people.	40		
2.1.2.	Building requirements: Is the building in a safe location? Is the building away from industrial areas including spray painting shops and other factories that spew toxic fumes. What is the general state of the building Are the offices on the ground floor? If the offices are not on the ground floor is there a functional lift? Is there secured safe lockable parking for the organizations' vehicles? Is the building and perimeter fence properly secured? Is there a security alarm system? Is there a fire detection alarm system? Is there a fire escape? Are the sufficient fire hoses and extinguishers in the building? Is there secured safe parking for employees vehicles? Is there open parking for the vehicles of employees and clients? Does the building have the required space? Are there male and female toilets? Are the toilets located within the office area? If the toilets are outside the office area how many meters away from the office is it located? Are the toilets safe for our employees to use? Are there public toilets for our clients to use? Are there visible cracks greater than 3mm on the building? Is the outside of the building painted? Is there any evidence of rising damp on the outside of the building and in the premises to be occupied by us? Are there any roof leaks or damp walls caused by roof leaks in the premises to be occupied by us? Are the walls on the inside painted and the floors tiled or carpeted? Are there leaking water pipes? Are there clogged drains and leaking waste water and sewer pipes? Are there sufficient emergency exits in the premises? Is there adequate natural lighting? Is there adequate natural ventilation. Is there an air conditioning system? Is there sufficient artificial lighting? Is there sufficient powerpoints? Are there any network points in the premises? Are there loose and exposed electrical wiring and fittings? Are there any energy saving devices installed in the premises? Is there an emergency generator as a backup to electricity supply? Is the Landlord willing to undertake all refurbishments on behalf of Legal Aid SA? Is there a separate electricity/water meter in place which is managed and controlled by the local municipality or Eskom? If not is the Landlord willing to install separate water/electricity?	60		
	TOTAL	100		
Only Bids that score 80 points or more on functionality will be evaluated further				
2.2.	PPPFA Points Scoring Qualifying bidders will be evaluated in terms of the Preferential Procurement Policy Framework Act regulations, on the 80/20 points system (tenders below R50 million), where Price = 80 points, and B-BBEE level of contribution = 20 points			
2.2.1	Pricing - must include VAT, where applicable - Bidder must provide the total costs of accommodation for the proposed duration, with the following details: - * Rental rate per square metre for the proposed office space; * Rate per parking bay; * Annual escalation rate of not greater than CPI, with a motivation if this exceeds CPI; * Tenant installation amount offered by the bidder; * Tenant's share of proportionate costs with details, if applicable			
3	Implementation			
3.1	Upon occupation, a snag list shall be drawn within 30 days and be submitted to the service provider, who will attend to the defects within 30 days upon receipt thereof.			
3.2	Service providers should give a minimum of 12 months guarantee on the services and products.			

4	Additional Requirements			
4.1.	Partitioning as per Legal Aid SA's specification			
4.2.	Air-conditioning (preferably split units)			
4.3.	Painting - with corporate colours			
4.4.	Floor covering - with corporate colours			
4.5.	Power skirtings - with two power plugs per work station - one being specifically for computers			
4.6.	Network and telephone points			
4.7.	Blinds - with corporate colours			
4.8.	Space plan			
4.9.	UPS facility integrated into specific power points (Tenant responsible for UPS Unit)			
4.10.	Branding requirements: Landlord willing to allow Legal Aid SA sign-board of Size: 1200mm (width) x 800mm (height), Weight/thickness 10mm mounted on the outside of the building			
4.11.	Colour scheme for internal partitioned walls- – this includes reception, consultation and waiting areas Manila 17% or 33%. se only: Bristol paint for 17% Manila. Doors - Manila 17% or Manila 33. Carpets - Van Dyck Flortime range: colours Raven or Onyx – heavy duty level 5. Reception areas must be done in Van Dyck Flortime Raven to ensure a uniform public image nationally. Blinds - Old Silver 33%. Use the colour Grey of Blind Quip's new block out range of vertical blinds, or any colour consistent with the specified Old Silver 33% of an alternative range for vertical or venetian blinds.			
4.12.	Information Technology requirements - Power skirtings accommodating computer and telephone network. Two plug points per desk. Between 90 and 91 Network points. UPS facility integrated into specific power points (Tenant responsible for UPS Unit)			
4.13.	An emergency generator as a backup to electricity supply will be an additional advantage.;			
4.14.	The building must have natural ventilation and natural light.			
4.15.	The building must be accesible to disabled persons and include, ramps and lifts where necessary.			
4.16.	Energy saving building will be an additional advantage.			

Comparison of existing facilities at Legal Aid South Africa Bulwer Satellite Office with Legal Aid Space Norms

A	B	C	D	E	F
Justice Centre/Dept	m ²	Toilet Specifications (Toilets included in Column D)	No. Offices including facilities (boardroom, registry, toilets, cubicles and designated open areas etc) per work space norm	No. Employees	No. Parking Bays (Parking Bays not included in Column D)
Legal aid SA Bulwer SO - Current Building Statistics (Minimum requirements)	86	2 Toilets (2 cubicles and 2 basins for females and 2 cubicles, 2 basins and 2 urinals for males)	10 offices, 3 cubicles and 2 designated open areas which serve as reception and computer cafe	3	2
Per work space norms/ requirements	75.90	2 cubicles and 2 basins for females and 2 cubicles, 2 basins and 2 urinals for males)	2 offices, 1 cubicle and 1 designated open areas which serve as reception and computer café, etc	3	2

Legal Aid SA - Workspace Norms Legal Aid South Africa Bulwer Satellite Office

Position	Number of Employees	Offices Required	Cubicles Required	Open Area	Space Allocation per employee position/facility	Total space m ²	Comments
Space allocation based on employees							
Paralegal	1	1			8	8	Office
Legal Practitioner	1		1		8	8	Open Plan with 1 Cubicles recommended per LP .Cubicle size (Height 1.8 m, Breadth 1.8m & Length 1.8m) with entrance space per cubicle of .75m. 0.6 meters of the entire height of cubicle covered in glass and 1.2 meters covered using partition board.
Supervisory PA	1	1			10	10	Office
Total Space based on employees						26	
Space allocation based on facilities							
Consultation rooms		1			10	10	
Storeroom		1			9	9	
Kitchen		1			8	8	
Toilet		2			6	12	2 toilets, 2 cubicles and 2 basins for females and 2 cubicles, 2 basins and 2 urinals for males)
Server/Network room		1		0	4	4	Ventilated
Computer Café		0		0	12	0	Open plan. No Cubicles. 12m ² consisting of an open area of 12m ² .
Total Space based on facilities						43	
						69	
Walkways, stairs and hallways						6.9	
TOTAL	3	6	1	1		75.90	Minimum requirement

Total Number of Employees	3
Total Number of Offices and Cubicles	6