

	Expression of Interest (EOI)	Document Identifier	240-72663051	Rev	4	
		Effective Date	17 June 2025			
		Review Date	June 2030			
		EOI/RFI Number	E2756DXGPOU			

PART A REQUEST FOR AN EXPRESSION OF INTEREST (EOI)			
Description of the works/goods/services	Acquisition (not leasing) of Warehouse Facility (National Distribution Centre) In Gauteng for Eskom Distribution Division.		
Deadline for submission	20 April 2026	At (South African Standard Time)	10:00
Tender Office address	Tenders are uploaded via Eskom Tender bulletin site on the Eskom E- tendering page.		
EOI's are to be submitted electronically via Eskom E- tendering site by the stipulated closing date and time.	RFIs are uploaded and published on Eskom Tender Bulletin Closing Date: 19 January 2026 Time: 10:00am Please note it is the responsibility of the supplier to ensure that RFI submission is submitted before the closing date and time		
Electronic Submission of EOI	The tenderer must upload the tender via Eskom Tender bulletin site on the Eskom E- tendering page. All documents need to be submitted in a PDF and Excel format (The upload size per document is 500 megabytes and total submission is restricted to 4 gigabyte). No Zip/condense files can be uploaded No hard copy will be accepted If for some reason you resubmit your EOI, then the latest version of the EOI submitted will only be accepted and all previous submission/s will be null and void. Please ensure that the submission status is indicated as complete. Supplier Help Manual guide and video can be found on Eskom E-Tendering page		
E-tendering Help Manual for supplier	Attached separately		

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Eskom Holdings SOC Ltd (“Eskom”) invites you to submit an:

Expression of interest (EOI) to indicate your interest in the provision of a warehouse facility for acquisition (Not Leasing) by Eskom Distribution Division within the Gauteng province.

1. BACKGROUND:

Eskom Distribution, a division of Eskom Holdings SOC Ltd, is responsible for the delivery of electricity across South Africa. The Procurement & Supply Chain function manages the logistics and distribution of electrical materials and equipment essential to Eskom’s operations nationwide.

Eskom Distribution operates:

- **17 Regional Distribution Centres (RDCs)**
- **Over 325 Customer Network Centres (CNCs)**

To enhance logistics efficiency and service delivery, Eskom Distribution is considering the establishment of a **National Distribution Centre (NDC)**. The preferred location for the NDC is **Gauteng Province**, serving as a central hub for RDCs and, where applicable, direct deliveries to CNCs and project sites across South Africa. The proposed facility is expected to be fitted with all the necessary equipment, technology, tools and any required resources to effectively operate a facility of this nature.

2. LAYOUT OF THE REQUIRED FACILITY/ SCOPE OF WORKS:

- **Warehouse Size:**

- Minimum 20,000 m² covered warehouse space
- Minimum 13-metre clear internal height to underside of haunch
- High floor load-bearing capacity suitable for heavy racking systems
- Flat, FM2 or equivalent polished concrete floors suitable for MHE (Material Handling Equipment) operations

- **Yard Space & External Areas**

- 3,000 m² – 10,000 m² fully paved and reinforced yard area
- Designed to accommodate Superlink and articulated trucks
- External staging and/or open storage capability where applicable
- Adequate circulation space for efficient truck manoeuvrability

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- **The warehouse must have dedicated Office/admin space:**
 - Dedicated office and administrative accommodation
 - Office space to be modern, climate controlled and well-lit
 - Ablution facilities and staff amenities (canteen, change rooms)
 - Security control room / reception area (preferred)
- **Location:**
 - Situated within an established industrial zoning
 - Located along or with direct access to major arterial and distribution routes
 - Within Gauteng Province
 - Reasonable access to public transport amenities for staff
- **Safety Standards Integrated (Mandatory):**
 - Fully compliant automatic sprinkler system
 - Fire hose reels and fire extinguishers
 - Smoke detection and extraction systems
 - Clearly marked minimum of two emergency exits
 - Compliance with local fire authority and OHSWA regulations
- **Utilities & Infrastructure:**
 - Sufficient electrical supply to support warehouse and office operations
 - Energy-efficient lighting (LED high-bay lighting preferred)
 - Water and sewer connections sized for operational needs
- **Business Continuity (Strong Preference):**
 - **Backup power supply** (generator and/or alternative energy solutions)
 - **Backup water supply** (tanks and pressure systems)
 - Any additional resilience or redundancy systems (solar, UPS, etc.) will be an added advantage
- **Warehouse Operations & Storage Systems**
 - Facility capable of accommodating **high-density racking systems**
 - Fully racked facilities or racking-ready infrastructure
 - Clear column spacing conducive to efficient pallet storage
 - Internal and external storage capabilities

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- **Security & Access Control**
 - Fully fenced, secure, and access-controlled premises
 - 24/7 security capability
 - CCTV surveillance infrastructure
 - Guard house or access gate control (preferred)

- **Parking & Transport**
 - Minimum 100 covered parking bays
 - Additional uncovered staff and visitor parking
 - Provision for truck parking and queueing where possible

3. CONDITION & READINESS:

Preference will be given to facilities that:

- Offer **A-grade or B+ grade warehouse and office specifications**
- Are **less than 10 years old**
- Are **ready for immediate occupation**
- Have **all necessary approvals, occupancy certificates and zoning permissions in place**
- Require minimal capital upgrades

4. INFORMATION TO BE PROVIDED BY RESPONDENTS

Respondents are requested to include but not limited to:

- Property location and site layout plans
- Gross lettable areas (warehouse, office, yard)
- Building specifications and age
- Utility capacities (power, water)
- Fire and safety compliance confirmation
- Title, zoning, and approval status
- Availability date
- Purchase price and/or commercial terms (not mandatory)
- Contact details of the authorised representative

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5. GENERAL

- Submission of an EOI does not constitute a commitment by Eskom to acquire any facility. Eskom reserves the right to conduct site inspections, request additional information, and engage selectively with respondents.
- Interested parties possessing built-up facilities that are **ready for immediate occupation** as stated above, having clear legal title are invited to upload their expression of interest in a form of a proposal **via Eskom Tender bulletin site** furnishing details not limited to name of the owner, contact details, location of the office space, size, layout, amenities, asking price (not compulsory) and so forth.

6. IMPORTANT NOTES

- a. The objective of this EOI is to test the market for suitable, strategically located distribution facilities that support high-volume logistics, business continuity, and modern supply chain operations.
- b. This is an expression of interest to test the market for available space and not an invitation to bid.
- c. Selection of the organization shall be made based on the details submitted in the EOI. The offered premises will be inspected for preliminary short-listing by Eskom. This may include carrying out the inspection of the offered premises. Selected organization will be informed subsequently to submit the detailed offer and terms and conditions.
- d. Notwithstanding anything contained above, Eskom reserves the right to reject any or all expressions of interest offers.
- e. Due to the specific need that this EOI process must fulfil, Eskom wishes to clarify that this invitation is not intended to impede, amend, or replace any current or future procurement process that Eskom has engaged in or will engage in.
- f. Eskom reserves the right, in its absolute discretion, at any stage and without notice, to terminate further participation in the process by any Party, to select or disqualify any interested participant from further engagement, to amend and/or terminate this EOI process or any future process pursuant to this process.
- g. This EOI is a market-testing exercise, intended only to inform and assist Eskom's plans in pursuing permanent solutions related to the provision of warehouse in the form of acquisition (not lease) in the Gauteng Province.

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- h. Any and/or all information submitted by any and/or all respondents may be used without the necessity of acknowledging the source, and without such entity gaining any rights in respect of such a solution, including but not limited to any intellectual property rights.
- i. No portion of any of the information submitted will be treated as confidential and respondents should NOT submit sensitive or confidential information.
- j. Any information provided pursuant to this EOI process and any subsequent processes and/or engagement is not confidential. Through making a submission a respondent accepts the terms and conditions which governs this process.
- k. All participants responding to this EOI process need to ensure that they have received all information and remain solely responsible for satisfying themselves as to the information required in responding hereto and are fully responsible for all costs incurred in relation hereto and under no circumstances will any resultant cost be borne by Eskom.
- l. Where any information or clarification is required, please do not hesitate to send an email to **Tsepiso Moloi** MoloiTAs@eskom.co.za

Eskom has delegated the responsibility for this **EOI** to the signatory of this document, whose details can be found below.

We look forward to receipt of your response.

Yours faithfully

Name	Designation	Signature	Date
Tsepiso Moloi	Assistant Officer Procurement		31 March 2026
Telephone number	011 800 8111	E-mail address	MoloiTAs@eskom.co.za

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**PART B
RESPONSE SHEET IN TERMS OF A REQUEST FOR AN EXPRESSION OF INTEREST/ REQUEST FOR INFORMATION
To be completed by the supplier**

To	Eskom Holdings SOC Ltd	Date	
Attention			
Tel no		Fax no and /or e-mail address	
From		Address	
Address			
Sender			
Description of the works/goods/services	Acquisition (not leasing) of Warehouse Facility (National Distribution Centre) In Gauteng for Eskom Distribution Division.		

Please find below our response to Eskom's questions:

No.	Question	Please indicate your response in this column
1.		
2.		
3.		
4.		
5.		

Name	Designation	Signature	Date
Telephone number		Fax and/or e-mail address	

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