

	Expression of Interest (EOI)	Document Identifier	240-72663051	Rev	4
		Effective Date	17 June 2025		
		Review Date	June 2030		
		EOI/RFI Number	E1923DXGP		

PART A

REQUEST FOR AN EXPRESSION OF INTEREST

Description of the works/goods/services	Provision of property for Distribution Gauteng Tshwane within Pretoria East area.		
Deadline for submission	10 October 2025	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. <i>Please note it is the responsibility of the supplier to ensure that EOI submission is submitted before the closing date and time</i>	Tenders are uploaded via Eskom Tender bulletin site on the Eskom E-tendering page.		
Electronic Submission of EOI	<p>The tenderer must upload the tender via Eskom Tender bulletin site on the Eskom E- tendering page.</p> <p>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).</p> <p>No Zip/condense files can be uploaded No hard copy will be accepted</p> <p>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.</p> <p>Please ensure that the submission status is indicated as complete.</p> <p>Supplier Help Manual guide and video can be found on Eskom E-Tendering page.</p>		

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E-tendering Help Manual for supplier	Manual attached.
Non-compulsory Clarification meeting	<p>Date : 02 October 2025 Time : 11:00 Venue : MS Teams</p> <p>Microsoft Teams Need help? Join the meeting now Meeting ID: 393 767 054 489 Passcode: 3Jw3b8JE</p>
	<p>Dial in by phone +27 21 834 0825,,140786658# South Africa, Cape Town Find a local number Phone conference ID: 140 786 658# For organizers: Meeting options Reset dial-in PIN</p>


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

Expression of interest (EOI) to indicate your interest in the goods as stated in the table above.

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
Salebona Kutumela	Procurement Manager		25/09/2025
Telephone number	011 516 7860	Fax and/or e-mail address	

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

To		Date	
Attention			
Tel no		Fax no and /or e-mail address	
From		Address	
Address			
Sender			
Description of the goods			

Please find below our response to Eskom's questions:

No.	Question	Please indicate your response in this column
1.	Your company name and contact details	
2.	Company registration number	
3.	Brief description of previous experience and Description of the solution that you can offer	Submit as part of the proposal
4.	Indicative prices	Submit as part of the proposal

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Yours faithfully

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

EXPRESSION OF INTEREST REQUIREMENTS

1. METHOD OF DELIVERY

This EOI forms part of the formal Eskom tender process and as such must be submitted in the Tender Office address as per above.

2. FORMAT OF SUBMISSION

The supplier shall submit an original EOI response document, plus 1 hard copy of the original EOI response documents.

3. IMPORTANT NOTES

3.1 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.

3.2 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.

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3.3 This EOI is intended to assist Eskom's plans in pursuing solutions related to the provision of office space for **Distribution Gauteng Tshwane within Pretoria East area.**

3.4 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.

3.5 No portion of any of the information submitted will be treated as confidential and respondents should NOT submit sensitive or confidential information.

3.6 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.

3.7 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.

3.8 Where any information or clarification is required, please do not hesitate to send an email to Annah Sivetshe at SivetsA@eskom.co.za.

4. EXECUTIVE OVERVIEW

This scope of work outlines the requirements and specifications for the acquisition of a commercial property intended for office use. The scope of work is to negotiate and acquire office space for Eskom Distribution Division employees based in Pretoria at Gauteng. The required office space will accommodate one hundred and thirty-four (134) Employees including a parking space.

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The objective of this project is to purchase a property that will serve as office premises with sufficient space, amenities, and facilities to accommodate the organization's operational requirements. The property shall provide a conducive, secure, and accessible working environment that aligns with the company's standards and location preference.

5. SCOPE OF WORK

Property Specifications

- **Site Area:** The property site shall be above 4,500 m².
- **Building Structure:** The building can be a two or more-storey structure to optimize available space with a lift access.
- **Gross Lettable Area (GLA):** The building should have a minimum of 2800 m² GLA suitable for office use.
- **Parking:** The property must provide a minimum of 120 parking bays, including a mix of covered parking, basement parking, and open parking bays.
- **Building Grade:** The office building should be a minimum 'B grade' office or higher to ensure quality and functionality.
- **Location:** The building must be located preferably within Pretoria East area.
- **Accessibility:** The property should have easy access to main roads for convenient commuting and logistical purposes.
- **Security and Safety:** The property must be situated in a secure and safe location, with effective security measures in place.
- **Compliance and Zoning:** The building and property must comply with all applicable zoning restrictions and regulations ensuring lawful usage for office purposes. Critically, the property must be zoned for business or commercial use.
- **South African Building Standards Compliance:** The building must comply with the South African National Building Regulations (SANS 10400) to ensure structural integrity, safety, and legal conformity. The building should be universal friendly, designed to accommodate people living with disabilities, including features such as accessible entrances, ramps, elevators, bathrooms, handrails, and appropriate signage as per Part S (Facilities for Disabled Persons) of SANS 10400.

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Preference will be given to:

- 5.1 Suitability of location of the premises.
- 5.2 Premises offering A grade or B+ grade amenities.
- 5.3 Premises offering sufficient parking space.
- 5.4 Premises ready for possession and occupation with all necessary permissions and approvals in place.

Interested parties possessing built-up areas as stated above, having clear legal title are invited to send their expression of interest in a form of a proposal to the Eskom Tender Office Address furnishing details not limited to name of the owner, contact details, location of the property, size, layout, amenities, **asking price** and so forth.

This is an expression of interest to test the market for available space and an intent to purchase a property.

Selection of the building 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 organizations will be informed subsequently to submit the detailed offer to sell and terms and conditions.

Notwithstanding anything contained above, Eskom reserves the right to reject any or all expressions of interest offers.

6. SUBMISSIONS FOR THIS EOI

The following information is requested with this EOI. No evaluation will be carried on the submitted EOI if all the information has not been provided.

- a) Company profile, a summary of the profile of the company must be submitted. This should include, but not limited to, the following: (1) company registration number (2) structure of the company.

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- b) Building Assessment and condition report
- c) Latest Municipal valuation and account
- d) Asking price
- e) Site and building plan
- f) Evacuation Plan if available
- g) Please note a Valid Occupancy Certificate and Electrical COC will be required prior transfer
- h) Service and maintenance records to be provided and up to date

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