

Scope – Newcastle Area Office

We have 2 lease agreements in place with NG Trust for Offices and Victorian Trust for parking, established through a sole-source process. These agreements are set to expire on March 31, 2025. Given the specific requirements of our business, the Area Office must be situated within the Newcastle locality. Eskom also owns land at 56 Harding Street Newcastle. There is a plan to construct a new Area office, in the interim period, we seek to lease a suitable property within the Newcastle area to serve the office's requirements. The construction of the new Newcastle area office is expected to start in financial year 2025 and extend through financial year 2028. Eskom is currently leasing a property at 34 Voortrekker Street, Newcastle. The current property is used as Office space for Eskom employees. Eskom is also currently leasing a property at 57 Harding Street, Newcastle. The current property is used as a parking lot for Eskom's and its employee's vehicles.

Eskom also has an owned property at 56 Harding Street where 33 parking bays are used to accommodate Eskom and employee vehicles. The 3 properties above are within a radius of 0.03km apart from each other.

Due to the leases expiring Eskom requires another suitable property to be leased up to 31 March 2028 to ensure continuity of Eskom business.

Listed below are Eskom's requirements:

- Approximately (1125m² -1410m²) of total fixed building floor space which will be used for Office spaces .
- Minimum of 80 parking bays.
- The parking bays must be secured and have access control.
- The lease will be until 31 March 2028
- Must be located along public transport routes and easily accessible by customers using public transport, vehicles, and pedestrians.
- The leased property should be within Newcastle CBD.
- The building should be rated as grade C or higher (Provide a confirmation of building grade by an appointed property expert)
- The building must be accessible by people with disabilities either via a ramp or an elevator.
- Lessor to provide Occupational certificate.
- If required Eskom may request the Lessor to provide electrical certificate of compliance
- If required Eskom may request the Lessor to provide lay-out (plan) drawing of premise to be leased
- Toilet in buildings must cater for people with disabilities.
- Property to be leased out by owner.
- Offices and other areas to comply with the National Building Regulations.
- Offices, restroom facilities, etc. to comply with Occupational Health and Safety Legislation.

The property must be located to allow for metro internet connectivity.

Scope – Newcastle Area Office

- After hour access to the space is a requirement.
- Eskom will not entertain any other cost if they have not been stated as part of the lease schedule excluding cost for breach conditions and applicable water, electricity and sewage cost.
- Eskom acceptance letter and Pre-Occupation checklist will form part of the annexures to the lease agreement.

If required Eskom shall request a 3-month beneficial occupation for tenant installation.

Water, Electricity, and sewage cost if applicable will be paid separately and must not be included in the total price tendered. No handling/management fees will be paid for utilities cost. Lessor to provide supporting evidence regarding usage and billing when requesting payment.

The Lessor must be responsible for the insurance of the building and the payment of refuse, rates and taxes and any other cost. During the lease period the Lessor will be required to be registered on CSD. They will also be required to provide commercial documents to ensure registration on Eskom vendor management system. Registration on both systems is mandatory. Should any of the Lessor information change during this agreement the Lessor will be required to resubmit all required documents to ensure they comply with the registration process.

It must be noted that the commercial documents must be kept valid during the term of the lease and supplied to Eskom as and on when basis. The lessor must supply a copy of all terms and conditions that will form part of the lease agreement.

Eskom is willing to evaluate tenderers based on them providing a building including parking bays, alternatively supply only the building or supply only the parking bays.

The tender will be evaluated based on the following options:

Option 1

Eskom's requirement:

- Approximately (1125m2 -1410m2) of total fixed building floor space which will be used for Office spaces.
- A minimum of 80 parking bays.

Option 2

Eskom's requirement:

- Approximately (1125m2 -1410m2) of total fixed building floor space which will be used for Office spaces.
- The supplier must provide a minimum of 80 parking bays. If the supplier does not have sufficient parking available as required, they may subcontract this service. However, Eskom will only have one lease agreement, the tenderer will manage the relationship with the other subcontractor.