
	Expression of Interest (EOI)	Document Identifier	240-72663051	Rev	4	
		Effective Date	17 June 2025			
		Review Date	June 2030			
		EOI Number	E2911DXFSOU			

PART A REQUEST FOR AN EXPRESSION OF INTEREST (EOI)			
Description of the works/goods/services	Eskom Distribution Division is seeking to lease, lease-to-own, or acquire outright a warehouse facility to serve as a Regional Distribution Centre within Bloemfontein, Free State Province.		
Deadline for submission	04 June 2026 <table border="1" style="display: inline-table; vertical-align: middle;"> <tr> <td> At (South African Standard Time) </td> <td>10H00</td> </tr> </table>	At (South African Standard Time)	10H00
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Tender Office address	Tenders are uploaded via Eskom Tender bulletin site on the Eskom E- tendering page. https://etendering.eskom.co.za		
EOI'S are to be submitted electronically via Eskom E-tendering site by the stipulated closing date and time	EOIs are uploaded and published on Eskom Tender Bulletin Closing Date: 04 June 2026 Time: 10:00am Please note it is the responsibility of the supplier to ensure that EOI submission is submitted before the closing date and time		
Electronic Submission of EOI	The tenderer must upload the EOI documents 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 (Distribution Division) within the **Bloemfontein, Free State province** invites you to submit an **Expression of interest (EOI)** to indicate your interest in the provision of a warehouse facility either through a ***lease, lease-to-own, or acquire outright a warehouse facility***

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)** and over **325 Customer Network Centres (CNCs)**. To enhance logistics efficiency and service delivery, Eskom Distribution is considering the establishment of a **Regional Distribution Centre (RDC)** in Bloemfontein, Free State. This facility will serve as a strategic hub for the storage and distribution of electrical components and equipment to support Eskom's network operations in the region.

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

- **Warehouse Size:**

- Covered warehouse space 8 000 m² -12,000 m² (excluding Office space)
- Minimum 8 – 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


- Fully paved yard area sufficient for superlink and articulated truck manoeuvring
- Designed to accommodate Superlink trucks (minimum 22-metre turning radius)
- External staging and/or open storage capability where applicable
- Adequate circulation space for efficient truck manoeuvrability

- **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)

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- **Location:**
 - Situated within an established modern industrial zone in Bloemfontein
 - Located along or with direct access to major arterial and national routes
 - Reasonable access to public transport amenities for staff
 - Direct access to the national routes for inter-provincial distribution

- **Safety Standards Integrated (Mandatory):**
 - Fully compliant automatic sprinkler system installed throughout the warehouse and racking areas
 - Provision of fire hose reels and portable fire extinguishers
 - Installation of smoke detection and extraction systems
 - A clearly marked minimum of two emergency exit routes
 - Full compliance with local fire authority regulations and Occupational Health and Safety Act (OHSA) requirements

- **Utilities & Infrastructure:**
 - Provision of warehouse racking systems designed and installed to comply with load bearing, safety, and fire regulation standards.
 - 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

- **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 50 covered parking bays
 - Additional uncovered staff and visitor parking
 - Provision for truck parking and queueing where possible

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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


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 send their expression of interest in a form of a proposal to the Eskom Tender bulletin site on Eskom E- tendering page furnishing details

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not limited to name of the owner, contact details, location of the office space, size, layout, amenities, asking price 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 to lease, lease-to-own, or acquire outright in **Bloemfontein, Free State Province**.
- 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.

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- 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 **Tsepo Molo** 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
Tsepo Molo	Assistant Officer Procurement		14 May 2026
Telephone number		Fax and/or e-mail address	


**PART B
RESPONSE SHEET IN TERMS OF A REQUEST FOR AN EXPRESSION OF INTEREST**

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			

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Please find below our response to Eskom's questions:

No.	Question	Please indicate your response in this column
1.	Your contact name and contact details	
2.	Company registration number	

Yours faithfully

Name	Designation	Signature	Date
Tsepiso Moloji	Assistant Procurement Officer		14 May 2026
Telephone number		Fax and/or e-mail address	MoloiTAs@eskom.co.za

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