



BILL OF QUANTITIES

REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF EMALAHLENI RECREATIONAL RESORT AND NATURE RESERVE:

- The prices quoted above will be used for evaluation purposes and should be transferred to the FORM OF OFFER (FORM C1.1).
- The municipality reserves the right to negotiate the rates as and when there is a material price fluctuation in the market.

This is an exciting but complex project that requires careful planning and consideration. The development of the concept and feasibility study for the project will assist the bidder in determining the procurement and construction requirements. This requires critical thinking and an expert-driven approach to develop a solid business plan that comprises of the following mandatory documents.

Concept and Vision

- **Define the Resort Concept:** Define concept and the unique features that will set it apart.

Feasibility Study

- **Site Analysis:** Evaluate the physical characteristics of the site, including accessibility, utilities, environmental impact, and local regulations.
- **Market Analysis:** Assess the community demands, location, including competition and potential customer base.

Financial Planning

- **Funding:** Secure financing through investors, loans, or other funding sources.
- **Budgeting:** Develop a detailed budget covering all aspects of the project, from concept development, construction and marketing.

Design and Planning

- **Architectural Design:** Create a design that blends with the environment and meets the needs of your target market.



- **Sustainability:** Incorporate eco-friendly materials and renewable energy sources to minimize environmental impact.

The proposal incorporates the following

a) **Inclusive and Accessible Design:**

- Ensure the facility is accessible to people of all ages and abilities.

b) **Sustainable and Eco-Friendly:**

- Use sustainable building materials and energy-efficient systems.
- Create green spaces with native plants to promote biodiversity.

c) **Multi-Functional Spaces:**

- Design flexible spaces that can be used for various activities, such as sports, arts, and community events.
- Include indoor and outdoor areas for year-round use.
- Provide spaces for both individual and group activities.

d) **Health and Wellness Focus:**

- Offer facilities for physical activities like swimming pools, and sports courts.

e) **Technology Integration:**

- Equip the facility with modern technology for enhanced user experience.
- Offer free Wi-Fi, charging stations, and interactive information kiosks.
- Implement smart systems for energy management and security.

f) **Safety and Security:**

- Ensure the facility is safe with well-lit areas, security cameras, and emergency response systems.

g) **Aesthetic Appeal:**

- Design the facility to be visually appealing with modern architecture and vibrant



colours.

- Incorporate public art and murals to reflect the community's culture and history.

Construction

- **Project Management:** the construction process, ensuring it stays on schedule and within budget.
- **Quality Control:** Implement quality control measures to ensure the resort is built to high standards.

Marketing and Operations

- **Marketing Strategy:** Develop a marketing plan to attract guests, including online presence, partnerships, and promotions.

The service provider must have the following:

- A proven track record of the necessary knowledge and experience in conducting feasibility studies and implementation plans.
- The capacity to deliver on the key deliverables identified with a relevant project team.
- At least three reference names from government, non-government and other stakeholders in relevant initiatives.