



EXPRESSION OF INTEREST (EOI)

13 August 2024

EXPRESSION OF INTEREST FOR SOLICITATION OF CONSULTANCY FOR PREPARATION OF A FEASIBILITY STUDY FOR MIXED USE DEVELOPMENT OF A HIGH ORDER COMMERCIAL CENTRE, OFFICES, BUS/TAXI DROP OFF TERMINAL AND ASSOCIATED FACILITIES IN RAMOTSWA CENTRAL BUSINESS DISTRICT FOR RAMOTSWA DISTRICT COUNCIL

1. Introduction

Ramotswa District Council seeks submissions of Expression of Interest (EOI) to prequalify well-established Local companies, within the real estate and property development financing to provide feasibility consultancy services to Ramotswa District Council to determine possibilities of developing high order mixed use developments in Ramotswa. Ramotswa is situated in the Ramotswa District; and it serves as the administrative headquarters of the Ramotswa District Council (RDC) and the capital of Gamalete tribal administration.

As per the 2022 National Population Census the village had a population of 33 275 and is classified as a primary centre by the National Settlement Policy. As a primary centre, Ramotswa village is expected to play a central role within the economy of the district, in terms of provision of high order goods and services. However the village has not fully attained its aspired economic status, commercial activities are scattered all over the village, without sufficient prominence over a particular area that can be seen as the village central business area.

2. Scope of Work

The feasibility study will be for a commercial plot measuring 7.27 ha in area, which is located within the Ramotswa Central Business District (CBD). The commercial plot is bordered by secondary 18m roads on three sides and the Rural Administration Centre plot (RDC headquarters office) on the northern side. It is ideally located in close proximity to a number of key locations namely; Ramotswa Police Station, industrial site and existing commercial shops, Malete Land Board Offices, public servants houses and is relatively in the center of the village.

Interested consulting companies will be required to develop a detailed feasibility study to determine the best development and partnership models for a mixed use development comprising but not limited to a SHOPPING MALL WITH BUS/TAXI DROP OFF TERMINAL AND OFFICES. The intention is to create a lively shopping Centre which will provide the public with more interesting amenities and establish a stronger commercial experience.

Objectives: The study intends to achieve the following objectives;

- 1) To find how the Council could secure developments that complement and enhances the existing character in terms of both design and use.
- 2) To find how the Council could secure a development that promotes economic sustainability of the District.
- 3) To help the Council secure development that is easily accessible to all members of the community which will improve service delivery.

The expected deliverables will be as below but not limited to:

- Market analysis
- Financial projections
- Site evaluation
- Risk assessment
- Regulatory and environmental considerations
- Recommendation on the best development and partnership model

3. Requirements for Submissions/evaluation

- a. **PPRA Codes**, The respondent to the EOI should be 100% citizen, 100% citizen owned association/consortia, 100% citizen owned Joint Venture with repute of not less than five (5) years in the field of real estate development, real estate management, real estate financing focusing but not limited to commercial center development and leasing and to have registered with PPRA and having the following codes, (Code 316 – Real Estate Services. Sub Codes; 01 – Property Management, **04 – Property Consultancy** and 05 property Development and sales) preferably sub code 04 – Property Consultancy.

b. FIRM ESTABLISHMENT AND EXPERIENCE

- Previous experience in technical areas comparable to the tendered project, the scale of past projects and the role undertaken within those projects will be considered in this section
- FIRM ESTABLISHMENT Office location- address and contact details(physical address, postal address, telephone/ mobile phone number and email address, fax) provided
- EXPERIENCE provide minimum of three (3) references on similar projects in the last 5 years with portfolio
- COMPANY ORGANISATION (100% citizen, 100% citizen owned association/consortia, 100% citizen owned JV)

NB: Failure to meet any of the above requirements will lead to disqualification from further considerations

4. Submission Instructions

The submission will be in one (1) plain sealed envelope clearly marked **'EXPRESSION OF INTEREST FOR SOLICITATION OF CONSULTANCY FOR PREPARATION OF A FEASIBILITY STUDY FOR MIXED USE DEVELOPMENT OF A HIGH ORDER COMMERCIAL CENTRE, COUNCIL OFFICES, BUS/TAXI DROP OFF TERMINAL AND ASSOCIATED FACILITIES IN RAMOTSWA CENTRAL BUSINESS DISTRICT (FORMER SHOWGROUND PLOT)** and addressed to the COUNCIL SECRETARY, RAMOTSWA DISTRICT COUNCIL, PRIVATE BAG 002, RAMOTSWA. EOI offers are to be submitted at Procurement Unit Office, Old Rural Administration Centre (next to Maletse Land Board) in Ramotswa.

5. Additional Information

A voluntary site visit with representatives of the Ramotswa District Council, Department of Physical Planning, Housing and Estate Management will take place at **bidder's request during working days from 1200hrs to 1245hr from 19 – 30 August 2024** Contact for any information: **Mr. Temogo J Basimalakane** at 73060039 and **Letsweletse Kesilwe** at 73060107 Fax No. 5390200.

6. Closing date and time

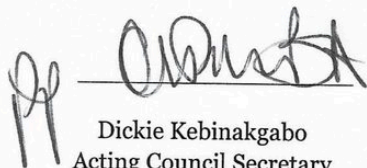
The closing time for receipt of submissions shall be on the **30 August 2024 at 1630hours**. Submissions delivered after the deadline (time and date inclusive) will not be considered nor those submitted by Telex, Facsimile or E-mail.

7. Legal and Compliance Notes

All expenses relating to the preparation and submission of the response to the EOI including providing any additional information shall be entirely incurred and borne by the firm/company.

This EOI does not entail any commitment on the part of The District Council, either financial or otherwise. The District Council reserves the right to accept or reject any or all EOIs without incurring any obligation to inform the affected applicant(s) of the grounds.

Enquiries relating to this Expression of Interest shall be addressed to **Mr L. Kesilwe (73060107)** or **Mr T.J Basimalakane (73060039)**, at least 5 working days before closure date Tel No.5381200 Fax No. 5390200


Dickie Kebinagabo
Acting Council Secretary
Ramotswa District Council