

## STRENGTHENING THE NATIONAL PROTECTED AREAS SYSTEMS OF ESWATINI (SNPAS) PROJECT

### Terms of Reference (Lot Four)

|                                |  |
|--------------------------------|--|
| <b>Title:</b>                  | Refurbishment of Mlawula Nature Reserve Lodge facilities |
| <b>Country of Assignment:</b>  | Eswatini   |
| <b>Starting Date:</b>          | 20 June 2020   |
| <b>Duration of Assignment:</b> | 110 days   |

#### Background

The Magadzavane Tourism Complex is situated in the Mlawula Nature Reserve, on the edge of an escarpment providing panoramic views across woodlands and across the vast Lowveld plains. The complex comprises: 20 thatched chalets (4 self-catering and 16 B/B) that accommodate four beds each. Each of the chalets has an en-suite bathroom and is furnished in African contemporary style. Self-catering facilities include full DSTV, refrigerator, gas stove, crockery & cutlery and as well as teas/coffee amenities.

Thatched Rondavel Conference facility which accommodates up to 80 delegates. The conference facility is fully furnished with the latest state of the art equipment and furniture. In view of the hot summer weather of the Lowveld, the conference facility is fitted with fans and air conditioners. Other facilities available to guests include swimming pool, internet services and laundry facilities. Guests will also enjoy the pleasure of game driving, biking or walking into the Mlawula Nature Reserve where they can enjoy, bird and game viewing as well as the beautiful scenery of the park.

The chalets have been carefully positioned apart from each other in order to give each of the guests the much desired freedom and space. This facility accommodates in the majority of tourists visiting the park. However, the current facilities have a number of operational challenges that need rehabilitation to the satisfaction of the visitors to the park. Typical problems include; leaking thatch roof, open parking lot, under par restaurant facilities (cold room, open restaurant), refurbishment of wooden frames. The reserve proposes to refurbish the eco-tourism facilities mentioned above to improve visitor satisfaction and therefore increase revenue for the reserve.

#### Job Description

ENTC invites national companies with capacity to bid for the supply of services to rehabilitate Mlawula Lodge facility. The ENTC proposes to refurbish and rehabilitate the lodge through the undertaking of activities such as; thatching, carport construction, repair restaurant facilities, install solar geysers and procure furniture. The goal is strengthening of PA eco-tourism through improvement and development of eco-tourism infrastructure in order to improve PA revenue generation and sustainability.

#### Objectives

The project objective is to effectively expand, manage and develop Eswatini's protected area network in order to adequately protect the biodiversity and landscapes of the country. This activity contributes to the objective of strengthening PA eco-tourism through supporting the rehabilitation of eco-tourism infrastructure.

#### Scope Of Work

Eswatini National Trust Commission is looking for a suitable service provider with capacity to deliver/supply the specified services and goods at Mlawula Nature Reserve. The required services and goods should be of high quality.



**Component 1: Thatch Brushing of Magadzavane Tourism Complex; Chalets Kitchen, Restaurant Dining Area, Reception and Bar.**

ENTC requires the thatch brushing and supply of the following materials to renovate the Magadzavane tourism complex :

**Background**

The Magadzavane Tourism Complex is situated in the Mlawula Nature Reserve, on the edge of an escarpment providing panoramic views across woodlands and across the vast Lowveld plains. The complex comprises: 20 thatched chalets (4 self-catering and 16 B/B) that accommodate four beds each. Each of the chalets has an en-suite bathroom and is furnished in African contemporary style. Self-catering facilities include full DSTV, refrigerator, gas stove, crockery & cutlery and as well as teas/coffee amenities. However, the current facilities have a number of operational challenges that need rehabilitation to the satisfaction of the visitors to the park. Typical problems include; leaking thatch roof, open parking lot, under par restaurant facilities (cold room, open restaurant), refurbishment of wooden frames. The reserve aims to refurbish the eco-tourism facilities mentioned above to improve visitor satisfaction and therefore increase revenue for the reserve. Two of the chalets were renovated a year ago and they do not require any attention of this project.

This will involve the removal of old mash wires from the roof top, brushing the old roofing to remove the spoiled thatch and later adding a new 10cm thick layer of fresh thatching grass to renew the roofing. The initial works will comprise of renewing the thatch for 18 chalets, reception, restaurant, bar, Kitchen, Laundry & Ablution Block and conference centre.

Restaurant Dining Area – (1)

| Item   | Quantity        |
|--|-----------------|
| 1. Thatching grass ( <b>Highveld grass</b> )         | 20 000 bundles  |
| 2. Thatching Twines( <b>Heavy-duty</b> )             | 25 rolls        |
| 3. Afrisam 42.5 N Cement( <b>ridging</b> )           | 1 bag           |
| 4. Chicken fence( <b>concrete ridge compaction</b> ) | 2m <sup>2</sup> |

Chalets Gable Shape(4)

| Item   | Quantity         |
|--|------------------|
| 1. Thatching grass ( <b>Highveld grass</b> )         | 15 000 bundles   |
| 2. Thatching Twines(Heavy-duty)                      | 12 rolls         |
| 3. Ridge pole (12m (length) x 20cm (diameter)        | 1 pole           |
| 4. Cement( <b>ridging</b> )                          | 12 bags          |
| 5. Chicken fence( <b>concrete ridge compaction</b> ) | 40m <sup>2</sup> |

Chalets – Rondavel (14)

| Item   | Quantity         |
|--|------------------|
| 1. Thatching grass ( <b>Highveld grass</b> )         | 42 000 bundles   |
| 2. Thatching Twines(Heavy-duty)                      | 36 rolls         |
| 3. Cement( <b>ridging</b> )                          | 5 bags           |
| 4. Chicken fence( <b>concrete ridge compaction</b> ) | 14m <sup>2</sup> |

Reception (1)

| Item   | Quantity        |
|--|-----------------|
| 1. Thatching grass ( <b>Highveld grass</b> )         | 3 000 bundles   |
| 2. Thatching Twines( <b>Heavy-duty</b> )             | 3 rolls         |
| 3. Cement( <b>ridging</b> )                          | 1 bag           |
| 4. Chicken fence( <b>concrete ridge compaction</b> ) | 1m <sup>2</sup> |

Bar

| Item   | Quantity        |
|--|-----------------|
| 1. Thatching grass (Highveld grass)                  | 6000 bundles    |
| 2. Thatching Twines( <b>Heavy-duty</b> )             | 3 rolls         |
| 3. Chicken fence( <b>concrete ridge compaction</b> ) | 1m <sup>2</sup> |
| 4. 150mm x 6m poles                                  | 10              |
| 5. 50mm x 3mm poles                                  | 30 bundles      |
| 6. 12mm threaded bar                                 | 15              |
| 7. 12mm nuts   | 40              |

|                                       |        |
|---------------------------------------|--------|
| 8. 12mm washer                        | 40     |
| 9. Wooden door frame 4.5" x 2.1m      | 1      |
| 10. 50kg Afrisam cement               | 4      |
| 11. Hoop iron 0.5mm                   | 1 roll |
| 12. 8 panel Meranti door              | 1      |
| 13. 3 lever mortice locker heavy duty | 1      |
| 14. 4" nails                          | 5kg    |
| 15. 5" nails                          | 5kg    |

#### Kitchen, Laundry & Ablution Block

| Item   | Quantity         |
|--|------------------|
| 1. Thatching grass ( <b>Highveld grass</b> )         | 40 000 bundles   |
| 2. Thatching Twines( <b>Heavy-duty</b> )             | 25 rolls         |
| 3. Cement( <b>ridging</b> )                          | 12 bags          |
| 4. Chicken fence( <b>concrete ridge compaction</b> ) | 50m <sup>2</sup> |

#### Conference centre (2)

| Item   | Quantity        |
|--|-----------------|
| 1. Thatching grass ( <b>Highveld grass</b> )         | 40 000 bundles  |
| 2. Thatching Twines(Heavy-duty)                      | 20 olls         |
| 3. Cement( <b>ridging</b> )                          | 1 bags          |
| 4. Chicken fence( <b>concrete ridge compaction</b> ) | 4m <sup>2</sup> |

#### Sella

| Item  | Quantity        |
|---|-----------------|
| 1. Thatching grass ( <b>Highveld grass</b> )        | 2 000 bundles   |
| 2. Thatching Twines( <b>Heavy-duty</b> )            | 3 rolls         |
| 3 Cement( <b>ridging</b> )                          | 2 bag           |
| 4 Chicken fence( <b>concrete ridge compaction</b> ) | 1m <sup>2</sup> |

Service providers' qualifications.

#### **Component 1:**

1. Company must be a registered manufacturer or supplier and services provider of high quality building materials.
2. Company must be experienced in African contemporary style eco-tourism infrastructure development.
3. Company must be able to timeously deliver the required service at Mlawula Nature Reserve.
4. Company must guarantee timely delivery of the required service.

## Component 2 : Installation of 20 Solar Geysers on Chalets

ENTC requires the repairing and provision of the under listed solar geyser materials:

### Background

The lodge is currently equipped with gas geysers systems for heating shower water in guests' houses. The geysers are now old and require frequent maintenance. The park has noted that it spends a lot of money in purchasing the gases and fixing the geysers, thus had seen the need to go green and reduce the amount of money spent in refilling the gases. This will also assist in reducing fossil fuel consumption and greenhouse gas emissions. The required works involve sourcing the most suitable type of solar geysers and installing them.

| Item  | Quantity |
|---|----------|
| 1. Direct pumped Evacuated tube solar geyser system 100L<br><b>Specifications:</b> <ul style="list-style-type: none"><li>15 x 58mm diameter glass tubes with a wall thickness of 2mm, solar collector on standard roof frame</li><li>Thickness of glass tube: 1.8mm inner tube and 1.6mm thickness</li><li>Glycol filled copper heat pipes</li><li>Aluminium reflector fins found in glass tube</li><li>Copper heat exchanger found in the aluminium manifold</li><li>+98% absorption and +-2% emission</li><li>CE approved and SABS compliant</li><li>100L Solartherm geyser</li><li>Solar controller</li><li>Circulation pump, thermostatic mixing valve, steam release valve, pressure reducing valve, one way valve and shut off ball lever valves</li><li>Low pitch roof frame</li></ul> | 20       |
| 2. Superline 400 dual high pressure electric water heater, 100L   | 2        |
| 3. Copper pipes 20mm x 6m   | 7        |
| 4. Copper pipes 15mm x 6m   | 4        |
| 5. Copper pipe Elbow 20mm   | 29       |
| 6. Copper pipe Elbow 15mm   | 15       |
| 7. Gate valve 20mm  | 20       |

Service providers qualifications

### Component 2:

1. Company must be a registered manufacturer or supplier and services provider of high quality solar geyser materials.
2. Company must be experienced in commercial production or servicing in the same line of products.
3. Company must be able to deliver service to Mlawula Nature Reserve.
4. Company must guarantee timely delivery of the required service.

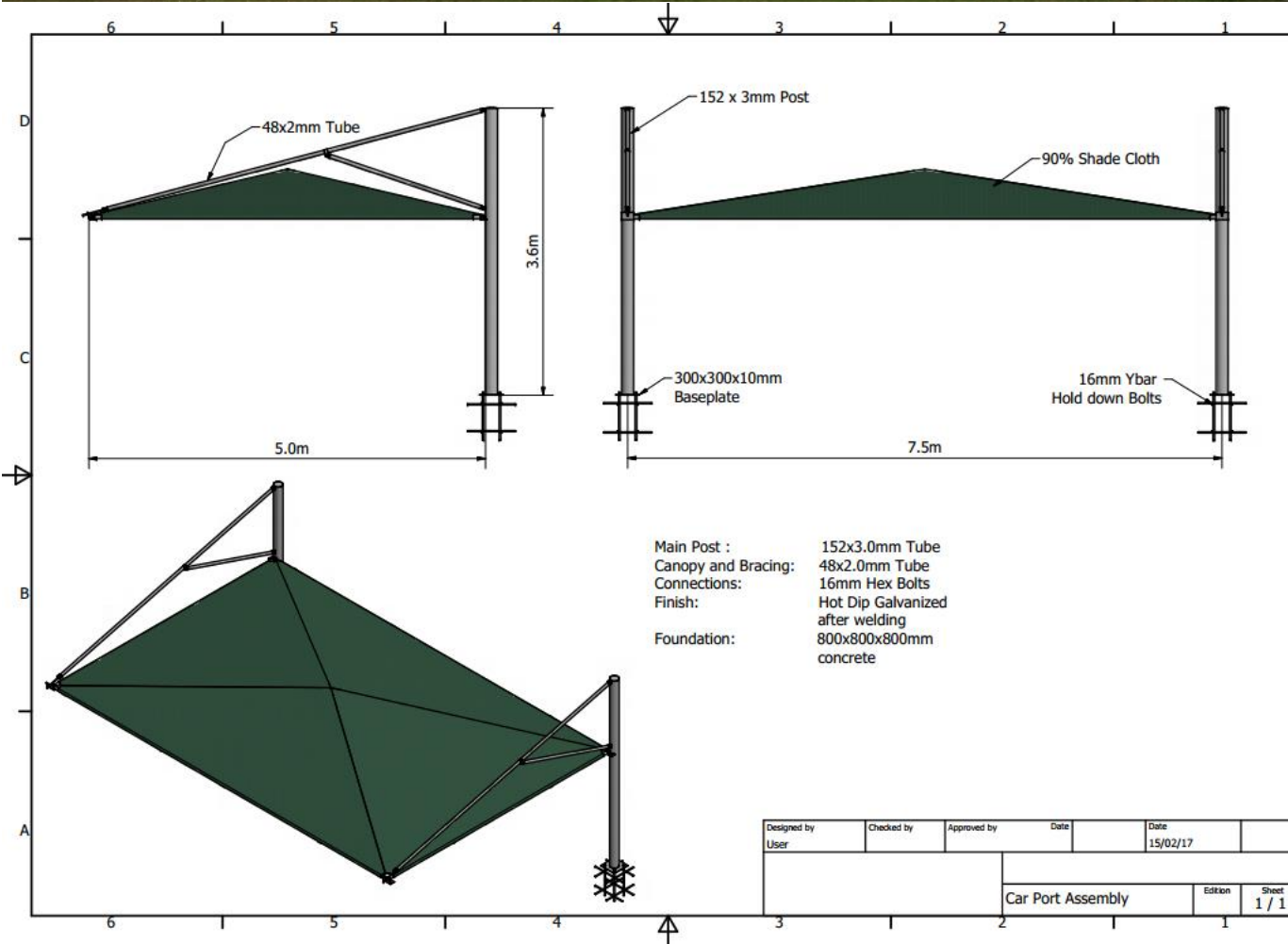
## Component 3: Construction of 8 x 2 bay cantilever heavy duty steel carport (8)

ENTC requires the supply and installation of the under listed cantilever carport materials and services:

**Background**

Magadzavane Lodge is situated in an area where there are extreme weather conditions such as very high temperatures and heavy rains accompanied by strong winds which then floods the restaurant causing visitation numbers to drop in seasons that are hot and wet. This will help protect the guest vehicles from being pelted with hail storms.

Procure and install eight cantilever heavy duty steel carport at Magadzavane parking lot. The carport must be installed as specified in the instructions specified below.



ENTC requires the construction and provision of the under listed carport materials:

| Item   | Quantity |
|--|----------|
| <b>1. 2 Bay Cantilever Car Port Steel Structure &amp; Finish:</b><br>-Main post: 165mm dia. x 3.0mm round tubing,<br>-Canopy structure: 48 x 2.0mm round tubing,<br>-Support bracing: 48 x 2.0mm round tubing,<br>-Additional posts: 76x76x1.6mm square tubing,<br>-Connections: 16mm hex bolts<br>-Paint: red oxide coat with universal undercoat, grey enamel finish | 8        |
| <b>2. 2 Bay Cantilever Car Port Shade cloth cover:</b><br>-Dimensions: 7.5m x 5m<br>-Shade Factor: 94% or any similar approved<br>-UV Factor: 90% or any similar approved  | 8        |
| <b>3. Foundation:</b><br>-Excavate holes: 800mm x 800mm x 800mm<br>-Concrete: Fill column bases (cement & sand mortar ratio @ 1:3)   | 8        |

Service providers qualifications

**Component 3:**

1. Company must be a registered manufacturer or supplier and distributor of high quality carport materials.
2. Company must be experienced in commercial production in the same line of products.
3. Company must guarantee timely delivery of the required service.

**Component 4: Supply of Swimming Pool Furniture and Fittings**



ENTC requires the supply and installation of the under listed furniture and fittings:

**Background**

Magadzavane lodge has a huge potential to attract a huge number of tourists. Over the years it has been noted that the swimming pool, restaurant and the conference centre are the crowd puller, hence need some improvements. One of the key necessities is to provide descent furniture that will please our customers.

Supply and deliver 3 x Outdoor cantilever umbrella (3m), 6 x Grey Louisa sun lounge in aluminium & textilene, 13 x 5 Piece bistro patio set, 30 x Mesa trapezoidal tables and 60 x Agile chairs.

| Item   | Quantity |
|--|----------|
| <b>1. Outdoor Cantilever umbrella 3m (swimming pool furniture)</b><br>(Grey colour, 3m waterproof and UV-resistant polyester fabric 190T Nylon, pole | 3        |

|   |          |  |
|---|----------|--|
| <p>diameter: 48mm, pole height 2.48, pole thickness: 0.8mm, sturdy 4-plate base of 48x48x7.5cm per plate, fitting materials: steel.</p>   |          |  |
| <p>2. <b>Grey Louisa sun lounger in aluminium and textilene (for swimming pool)</b><br/>Chair fabric: textilene, sturdy, weather-resistant fabric. Adjustable lounge aluminium and textilene sunbathing chair for all weather with headrest. Grey</p>  | <p>6</p> |  |

Service providers qualifications

**Component 4:**

1. Company must be a registered manufacturer or supplier and distributor of high quality furniture and fittings materials.
2. Company must be experienced in commercial production in the same line of products.
3. Company must be able to deliver service to Mlawula Nature Reserve.
4. Company must guarantee timely delivery of the required service.

**Information Required in the Response**



The provision of the pre-qualification information should include all relevant documents that are essentially required for meeting pre-qualification criteria as well as enable the project management to undertake the evaluation.

**Documents Required:**

5. Profile of Company
6. Quotation for requested items

**Deliverables**

| <b>Deliverables (components)</b>  | <b>Estimated Duration To Complete</b> | <b>Target Dues Dates</b> | <b>Review and Approvals</b> |
|---|---------------------------------------|--------------------------|-----------------------------|
| Profile of company  |                                       | 8 June, 2020             |                             |
| Quotations and Bids/Proposal  |                                       | 8 June, 2020             |                             |
| <b>Phase I:Component 1:</b><br>Thatch Brushing of Magadzavane Tourism Complex; Chalets Kitchen, Restaurant Dining Area, Reception, Conference Rooms and Bar | 45 Days                               | 05 August, 2020          |                             |
| <b>Phase II: Component 3:</b><br>Construction of 8 x 2 bay cantilever heavy duty steel carport (8)  | 30 Days                               | 10 July 2020             |                             |
| <b>Phase III:Component 2:</b><br>Installation of 20 Solar Geysers on Chalets  | 10 Days                               | 10 July 2020             |                             |
| <b>Phase IV: Component 4:</b><br>Supply of Swimming Pool Furniture and Fittings   | 10 Days                               | 10 July 2020             |                             |

**Payment Terms**

|   |   |  |
|---|---|--|
| Payment will be upon delivery of all requested deliverables according to the phases | <b>Phase I:Component 1:</b><br>Thatch Brushing of Magadzavane Tourism Complex; Chalets Kitchen, Restaurant Dining Area, Reception, Conference Rooms and Bar |  |
|   | <b>Phase II: Component 3:</b> Construction of 8 x 2 bay cantilever heavy duty steel carport (8)   |  |
|   | <b>Phase III: Component 2:</b> Installation of 20 Solar Geysers on Chalets  |  |
|   | <b>Phase IV: Component 4:</b> Supply of Swimming Pool Furniture and Fittings  |  |
|   |   |  |

**Quality Assurance Methodology**

- An infrastructural supervision committee to do quality checks bi-weekly with a minimum of two site visitation in a month.
- Monitoring and evaluation of activities will be done routinely on weekly basis by the CLOs to generate weekly progress reports.
- The contractor is expected to produce weekly progress reports.
- The contractor is expected to produce weekly progress reports.

|   |
|---|
| - Retention of 10% will be made for each payment certificate as surety against defects and shall be remitted after two months of job completion.<br>Retention fees remitted after clearance by supervision committee. |
| <b>Submission of Documents</b>  |
| Submission of required documents should be no later than <b>8<sup>th</sup> June, 2020</b>   |

#### **Risk Assessment**

| <b>Identified Risks</b>  | <b>Rating</b> | <b>Mitigation</b>  |
|--|---------------|--|
| Wildlife attacks or accidents on construction staff                        | High          | Training of construction staff on safety regulations when in nature reserve  |
| Damage to renovated infrastructure by wildlife                             | High          | Law enforcement team (rangers) will undertake wild life driveway exercises to prevent wildlife populations conflicting with construction |
| Delays and destruction of infrastructural work due to climatic conditions. | Medium        | Work commencement is in winter and hailstorms are very minimal.  |
| Delays in infrastructural work due to contractor bankruptcy.               | High          | Weekly reports required from M&E (PMU) and contractor. Also, payment will be done after phase completion.                                |
| Stock theft  | Medium        | Security must be costed in the bid by contractor.  |