



RWANDA ULTIMATE GOLF COURSE LTD
COMPANY CODE: 109031590

Kigali, on..... 07 FEB 2021
Ref: RUGC/..... 07/119/2021

Dear Madam/Sir,

RE: Request for Proposal (RFP) for the upgrade works of Kigali Golf Resort & Villas Club House

Rwanda Ultimate golf course is a Rwandan based company started in 2019, with the aim of positioning Rwanda as a golf tourism destination. RUGC is one of the best resort golf development company.

Our vision is simple: to provide the ever best quality golf experience in the region; this objective is accomplished by managing every component of its business with diligence to make sure that it delivers value to everyone involved. In addition, the golf house is the perfect place to relax after a busy day;

We are pleased to invite the interested bidders to provide a proposal for the upgrade works of KGRV Club House as per the terms of reference (ToR) herewith attached. A optional site visit can be done every day from 9:00am up to 3pm.

Should you be interested in the business opportunity, kindly submit your proposal to info@rwandagolf.rw not later than February 12th 2021 at 12:00pm;

Yours sincerely,

Josue Dushimimana
Acting General Manager





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HIRING A CONTRACTOR FIRM FOR THE REFURBISHMENT OF KIGALI GOLF RESORT & VILLAS CLUB HOUSE UPGRADING PROJECT TO A FIVE STAR QUALITY LEVEL

SECTION I: TERMS OF REFERENCES

Project title: Upgrading KGRV Club House- Refurbishment

Contracting Authority: Rwanda Ultimate Golf Course Ltd

1. LOCATION

The works will be carried out in Kacyiru Sector, Gasabo District

2. OBJECTIVES

Rwanda Ultimate Golf Course [RUGC] seeks works of a competent and well-qualified contractor in design and construction works, and also in providing, supply and fixing of high-quality furniture. The objective of the assignment is to make a high-quality mission for the successful completion works regarding the upgrade of Kigali Golf Resort & Villas Club House into a five (5) star golf resort.

3. SCOPE OF WORK

Rwanda Ultimate Golf Course [RUGC] is hiring a works firm to design and built, all the spaces of the club house. In order to meet the overall objective of the assignment, the firm will require a high-end knowledge in design and upgrading works, and to make it with time pressure.

To better understand more about the scope of work please refer to the below list of appendixes attached at the back of the document:

Appendix 1 – Storyboard

Appendix 2 – Scope

4. DELIVERABLES OF THE ASSIGNMENT

Works for the upgrade of the club house will cover design / specifications / works / BOQ and Costs / Schedule /Construction/ Supply and installation high end furniture.

The contractor shall specifically be responsible for the following:





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- Do the design to ensure they meet standards of a five star resort.
- Do bids and cost evaluation.
- Upgrading works of KGRV club house focusing on meeting timeline, quality and standards of a five (5) star resort as well as performance within the budget;
- Submit to the client a weekly progress report comprising: The materials supplied, works completed and ongoing activities, problems encountered and solutions proposed or taken, progress of contract execution, approvals on invoice payments and financial report;
- Prepare and submit officially the monthly progress reports to RUGC.
- Advise the client on any technical changes during execution and seek approval before implementation;
- Conduct necessary material testing
- Conduct required testing Check or control any technical issue related to the upgrade of KGRV club houses for the sake of successful works;
- Ensure the execution time limits provided
- Ensure conformity of works execution with related documents before final acceptance;
- Ensure that any new works that do not appear in the planned activities shall be quantified and seek approval of the client before they are executed;
- To technically advise the client on issues related to variations if need be.
- Update the site logbook;
- Participate in a weekly project meetings
- Ensure that the execution program of the project proposed design will comply with the Requirements to meet project objectives on time, quality and cost effective.
- Provide as built plans to the supervisor for approval at the end of the project (3 sets of "as built plan" hard copy and soft copy on flash drive;
- Provide and submit all necessary technical documents to the project administration for the proper use and maintenance of facilities covered by the project;
- With the help of the supervisor write the final report summarizing all the stages of project progress with comprehensive review of technical and financial aspects.
- Perform correction of all the snags during contractual defect liability period.





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5. PERFORMANCE REQUIREMENT

5.1. PROFILE OF THE CONTRACTOR

- (i) General Experience of the contractor (5 Years)
- (ii) Specific experience in design, construction and furnishing of at least Four (4) star hotel, restaurants and club house works or equivalent
- (iii) Quality of the methodology and work plan proposed, delivery time.

5.2. PROFILE OF THE PROJECT TEAM

The key staffs to be used are the following:

- i. **Project manager (Team Leader):** The project manager /team Leader should have a bachelor's degree in Civil engineering with at least five (5) years of experience.
- ii. **Architect / Designer (Deputy Team Leader):** Bachelor's In Architecture, creative design or equivalent professional with at least 5 years of experience.
- iii. **Electrical Engineer** with at least a Bachelor's Degree in Electrical Engineering with five (5) of experience.
- iv. **Plumbing or Mechanical Engineer** with Bachelor's Degree in mechanical or electromechanical with at least five (5) years of experience.
- v. **IT Expert** with a minimum of A0 in information Management or any other related field with at least 5 years of experience.
- vi. **Quantity surveyor** with a minimum of A0 in quantity surveying with at least 5 years of experience.

5.3. PROJECT CONCEPT

The contractor will submit the following:

- Company Profile
- References of the designed/constructed four-star hotel, restaurants or club house project or similar nature
- Profile of project team
- Work methodology and timeline
- Main conceptual design





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- All engineering drawings and specifications where applicable
- Detailed cost estimate and estimated bills of quantities
- Pictures and specifications of furniture

The weights given to the technical (quality, time) and Financial Proposals are:

Technical Proposal 70%

Financial Proposal 30%

Note:

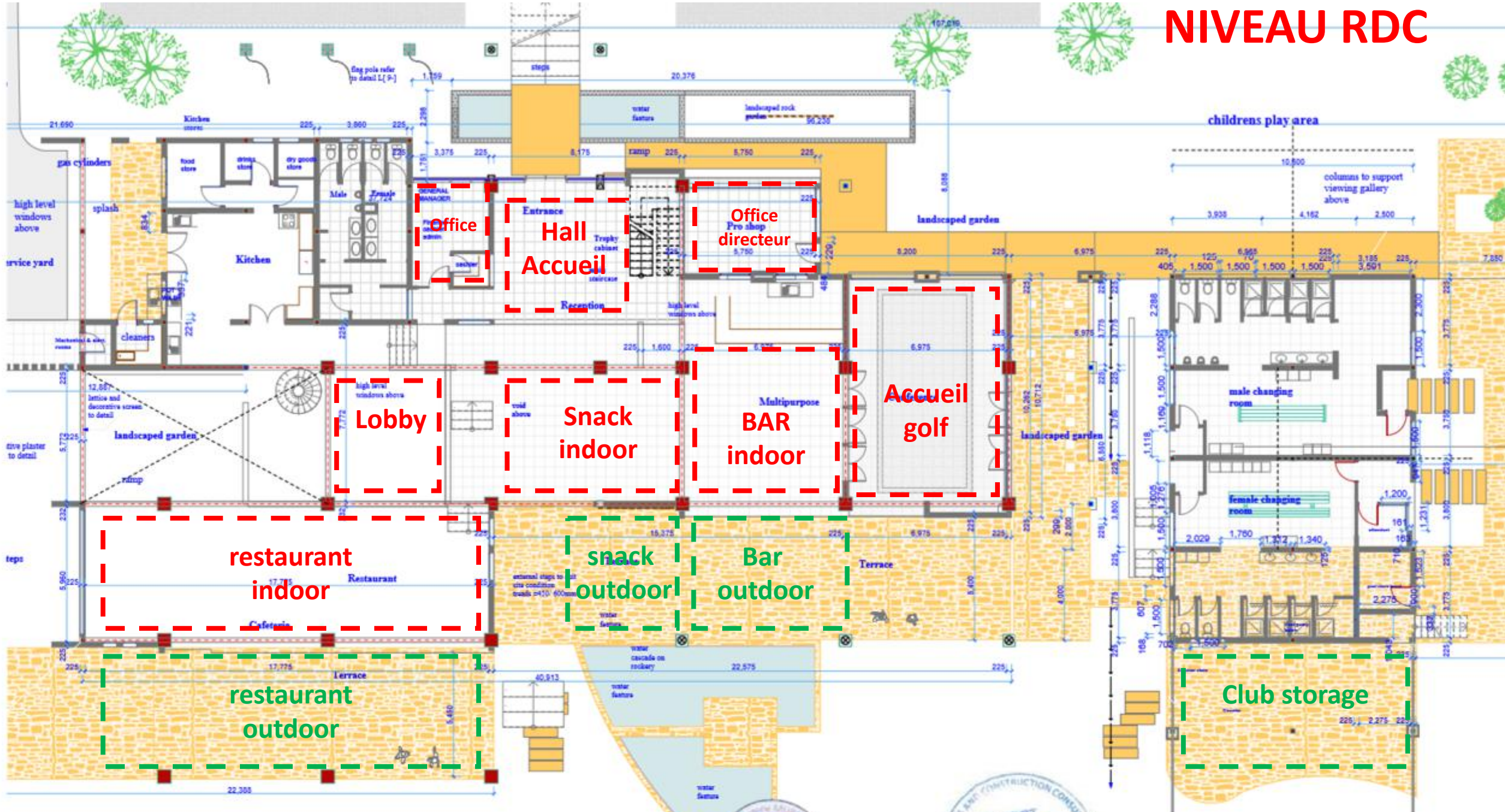
1. All staff except the IT expert must be registered to respective professional bodies and have to provide valid certificates allowing them to practice in the bid. Staff with no such certificates shall not be awarded any marks.



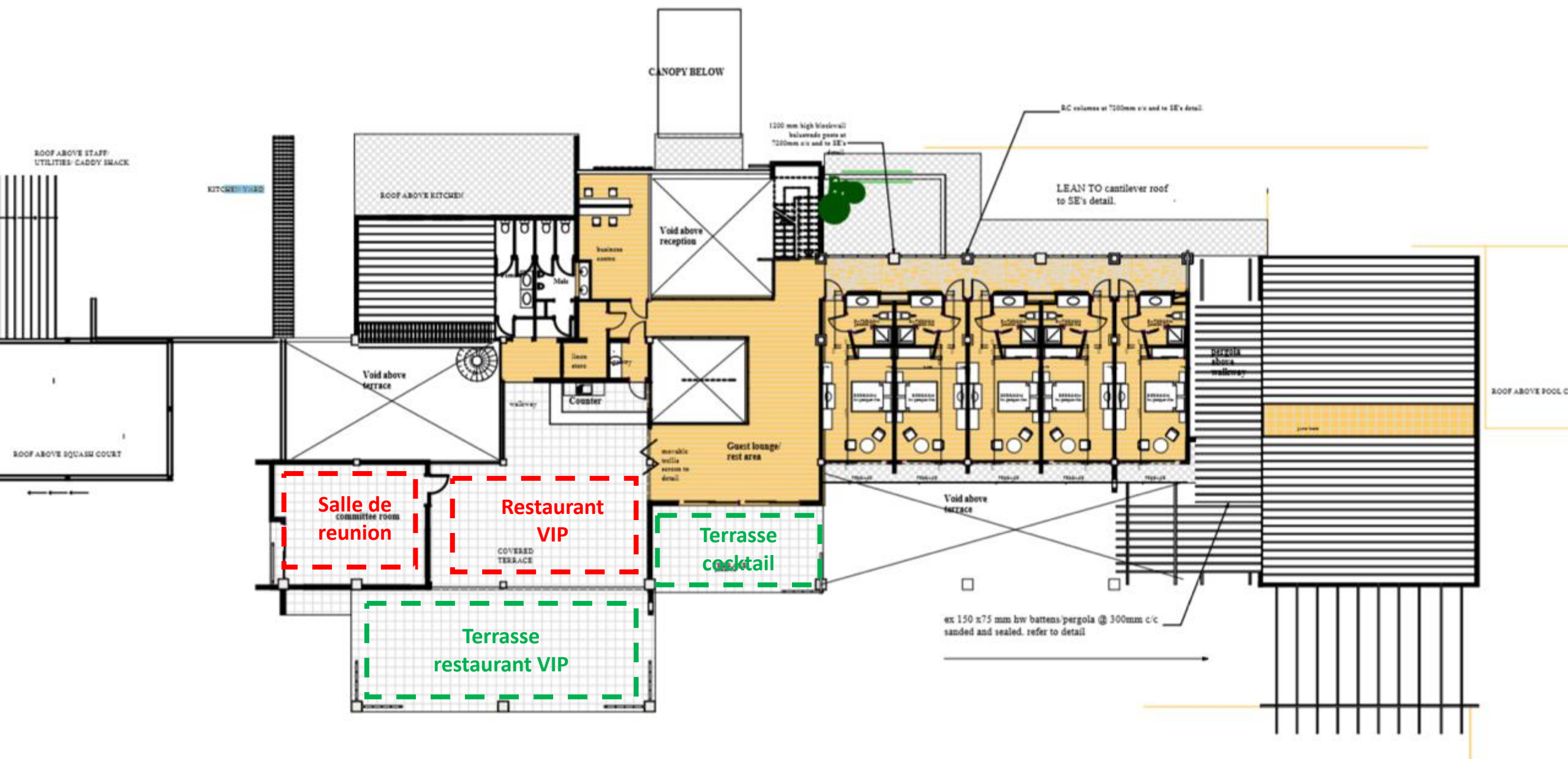
CLUB HOUSE
Définition des espaces
Améliorations & Aménagements



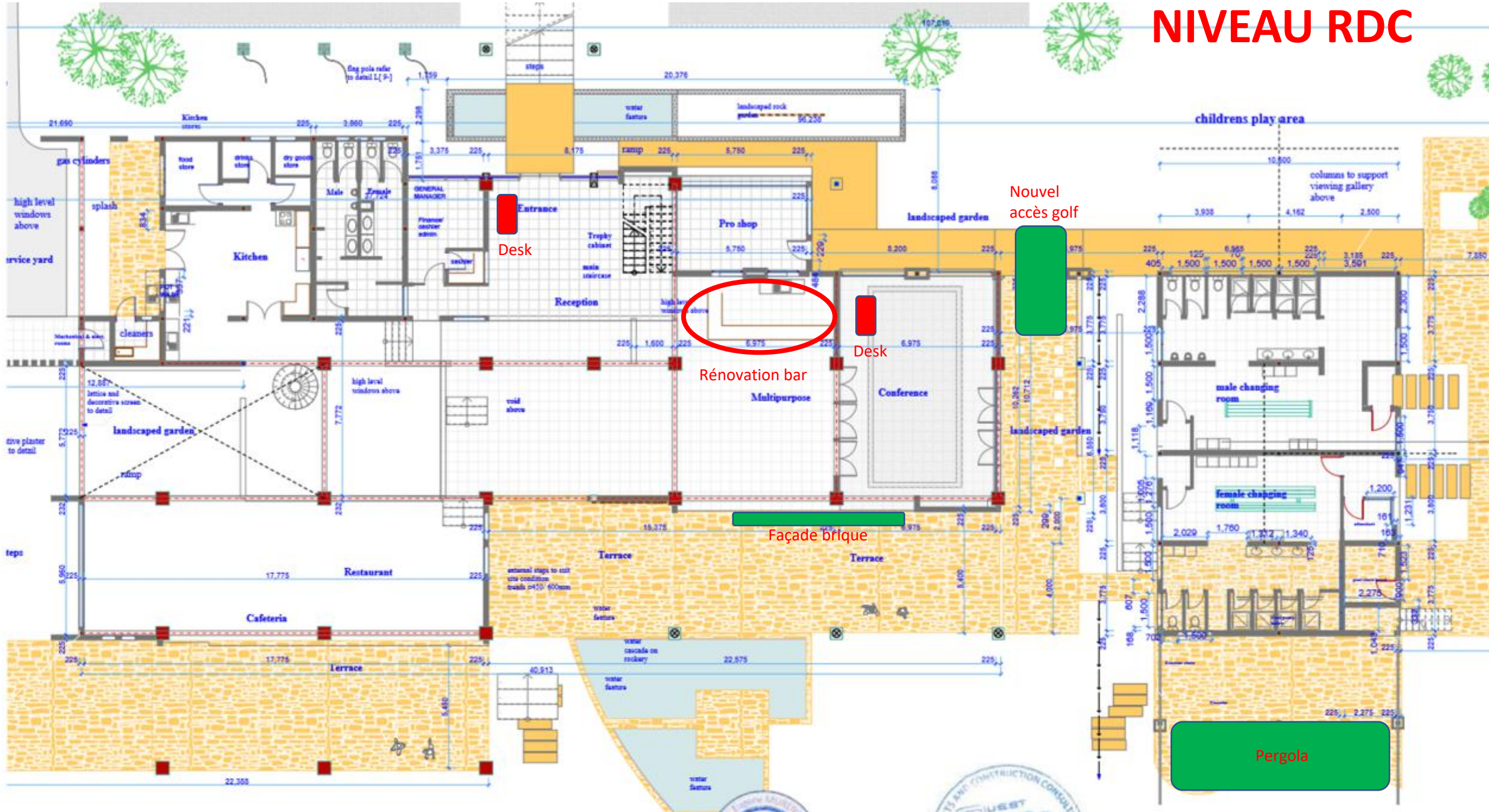
NIVEAU RDC



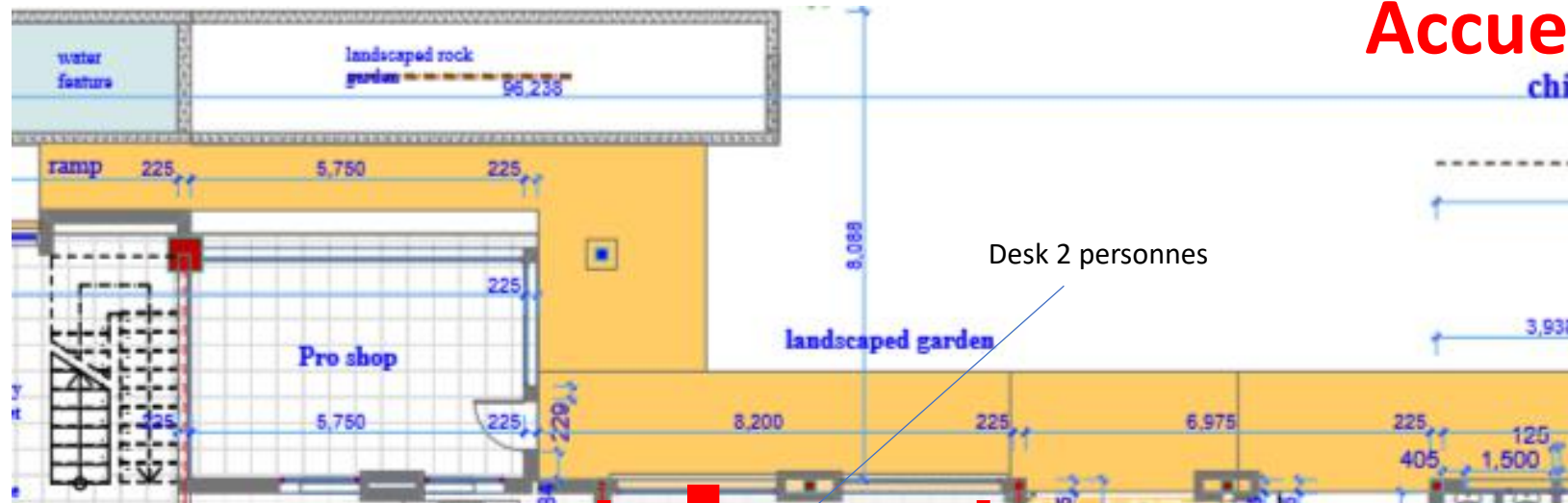
NIVEAU N+1



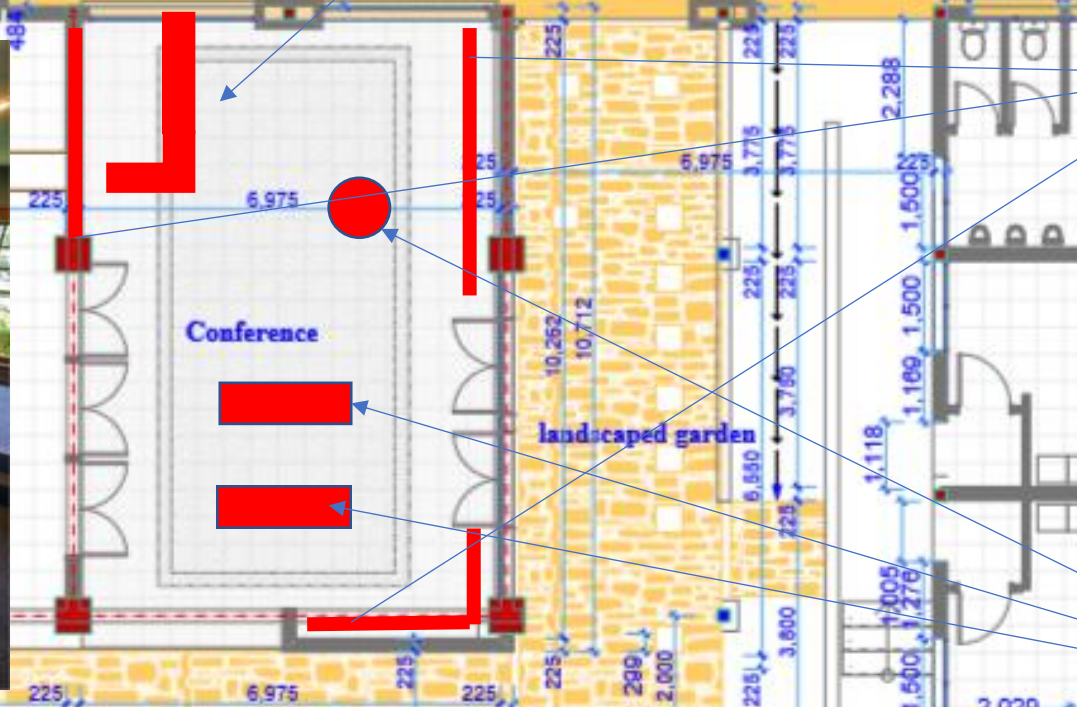
NIVEAU RDC



Accueil/Pro shop



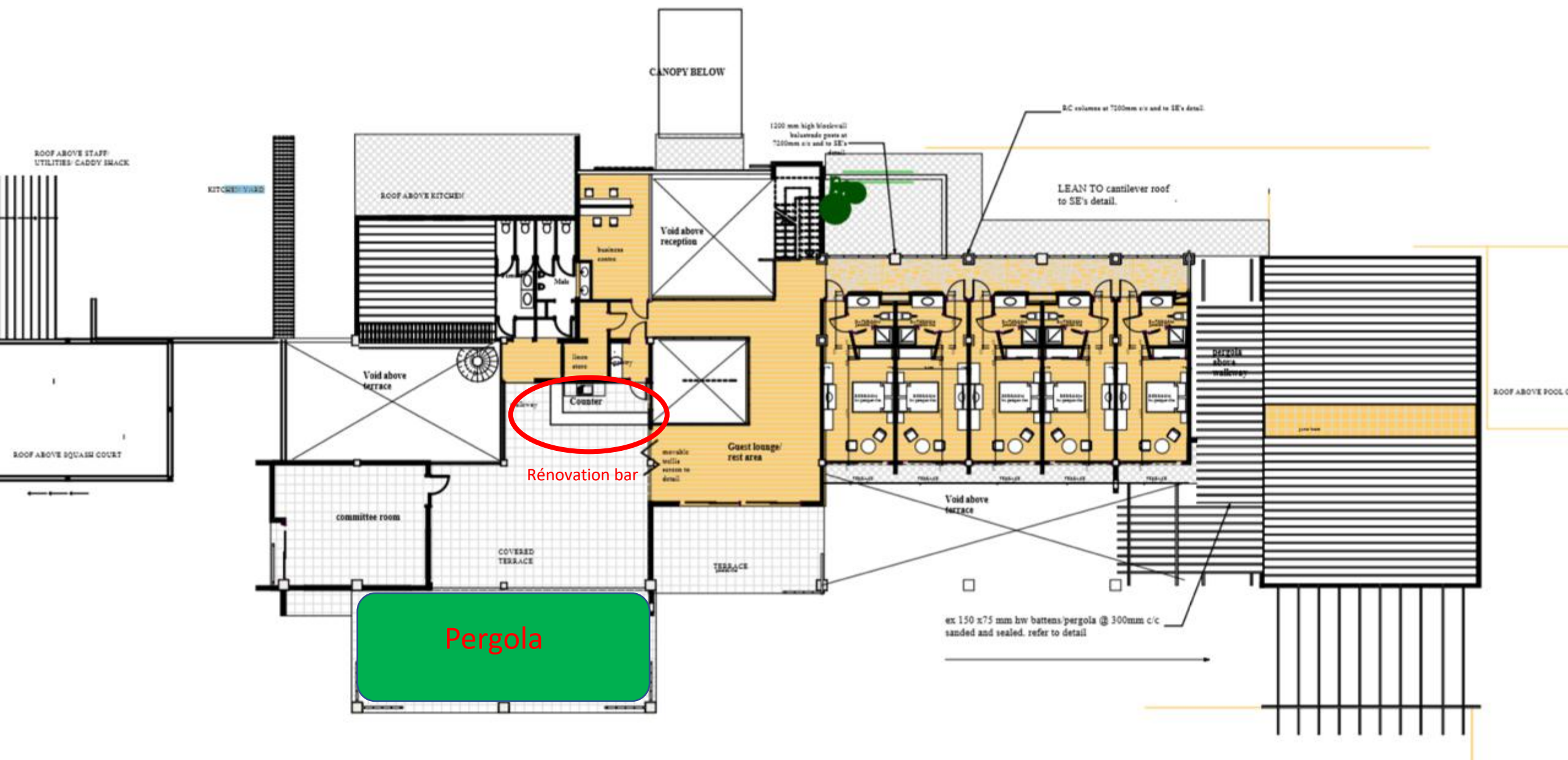
Desk 2 personnes



Panneaux rainurés

Mobilier d'exposition centraux

NIVEAU N+1





Identité visuelle

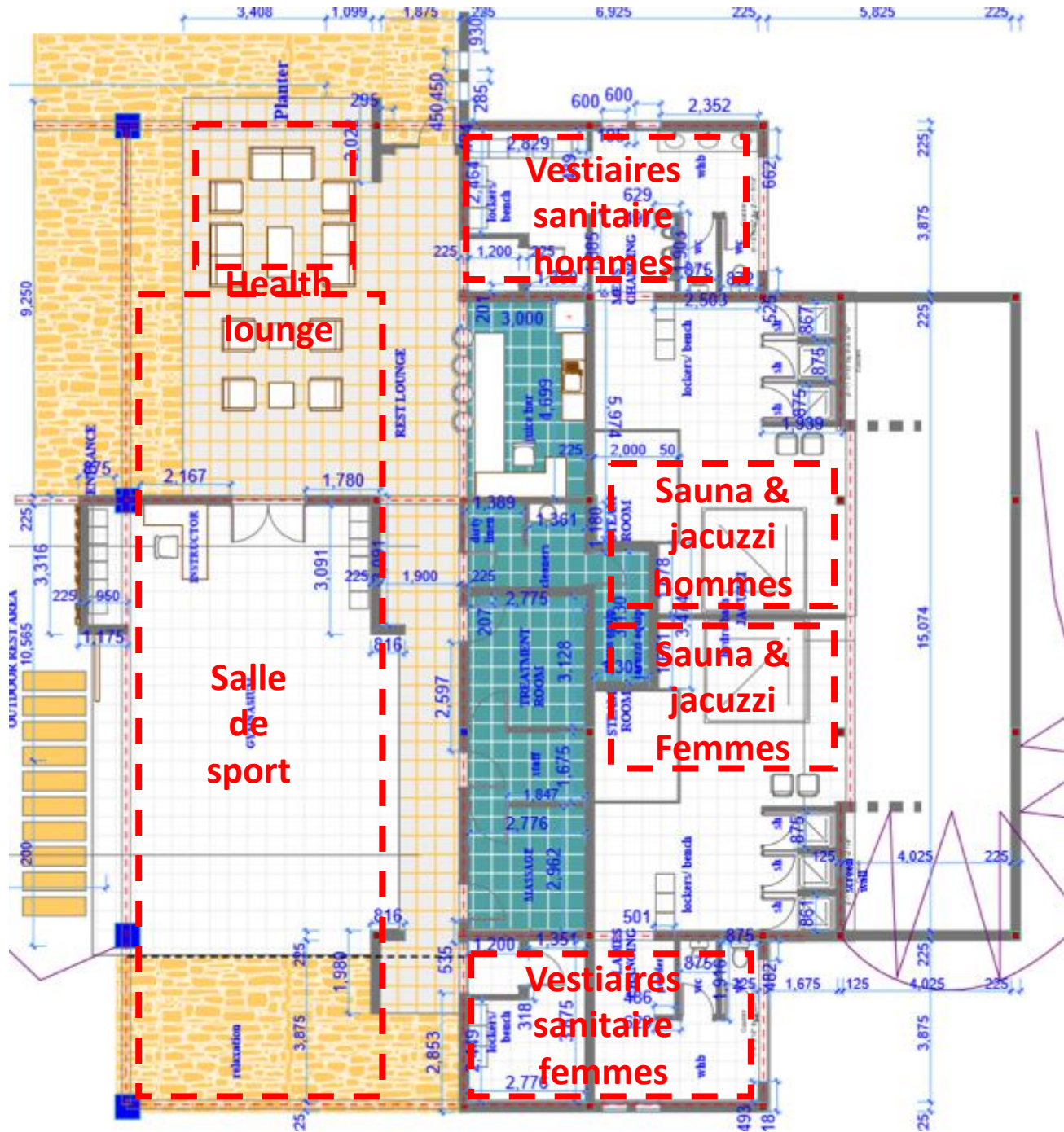


Création d'une pergola en bois pour protection de la terrasse restaurant VIP et pour renforcer l'identité du bâtiment

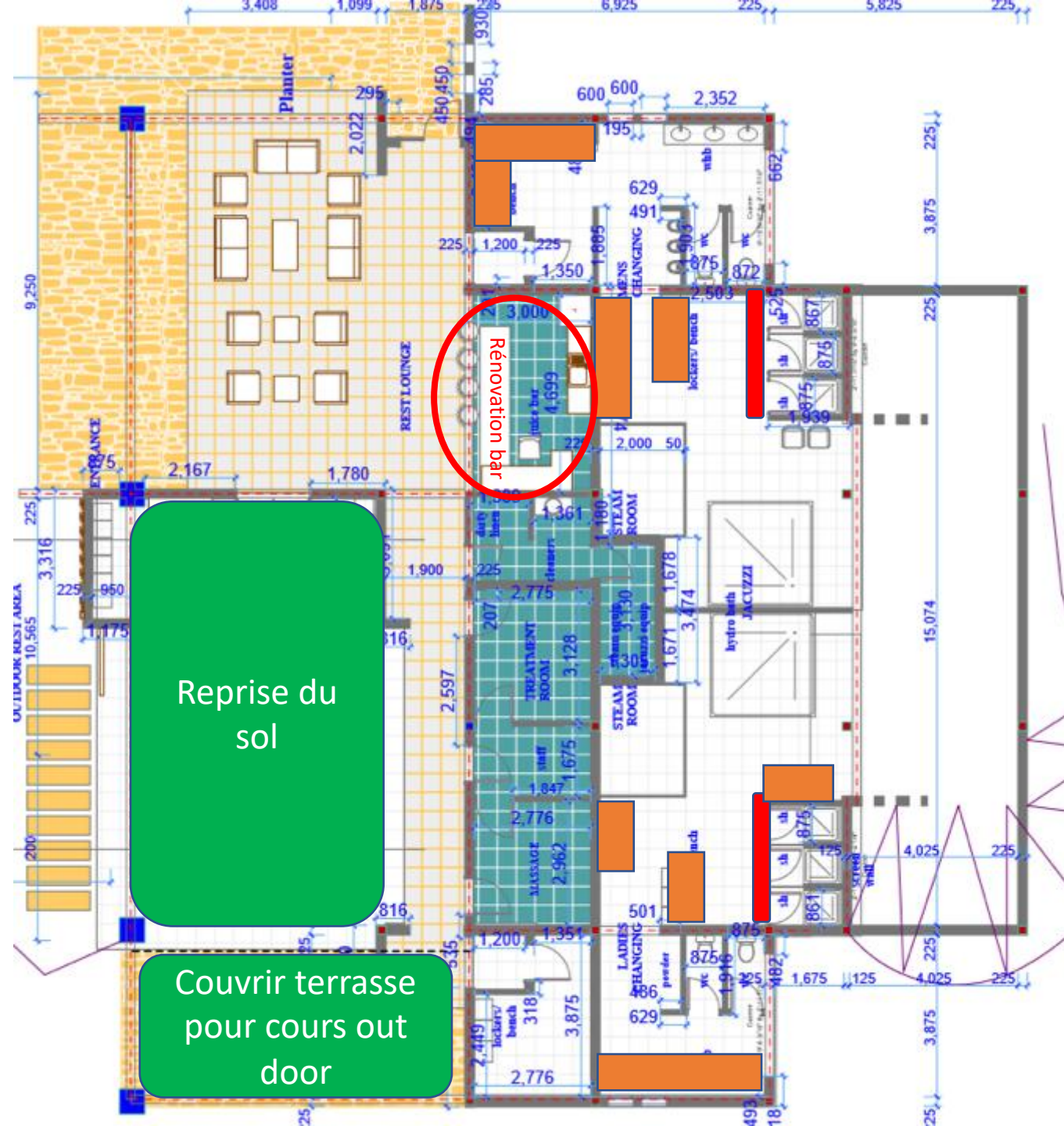


Parement mur en brique idem half way house. Renforce le caractère du bâtiment

Health club



Health club



Casiers vestiaires



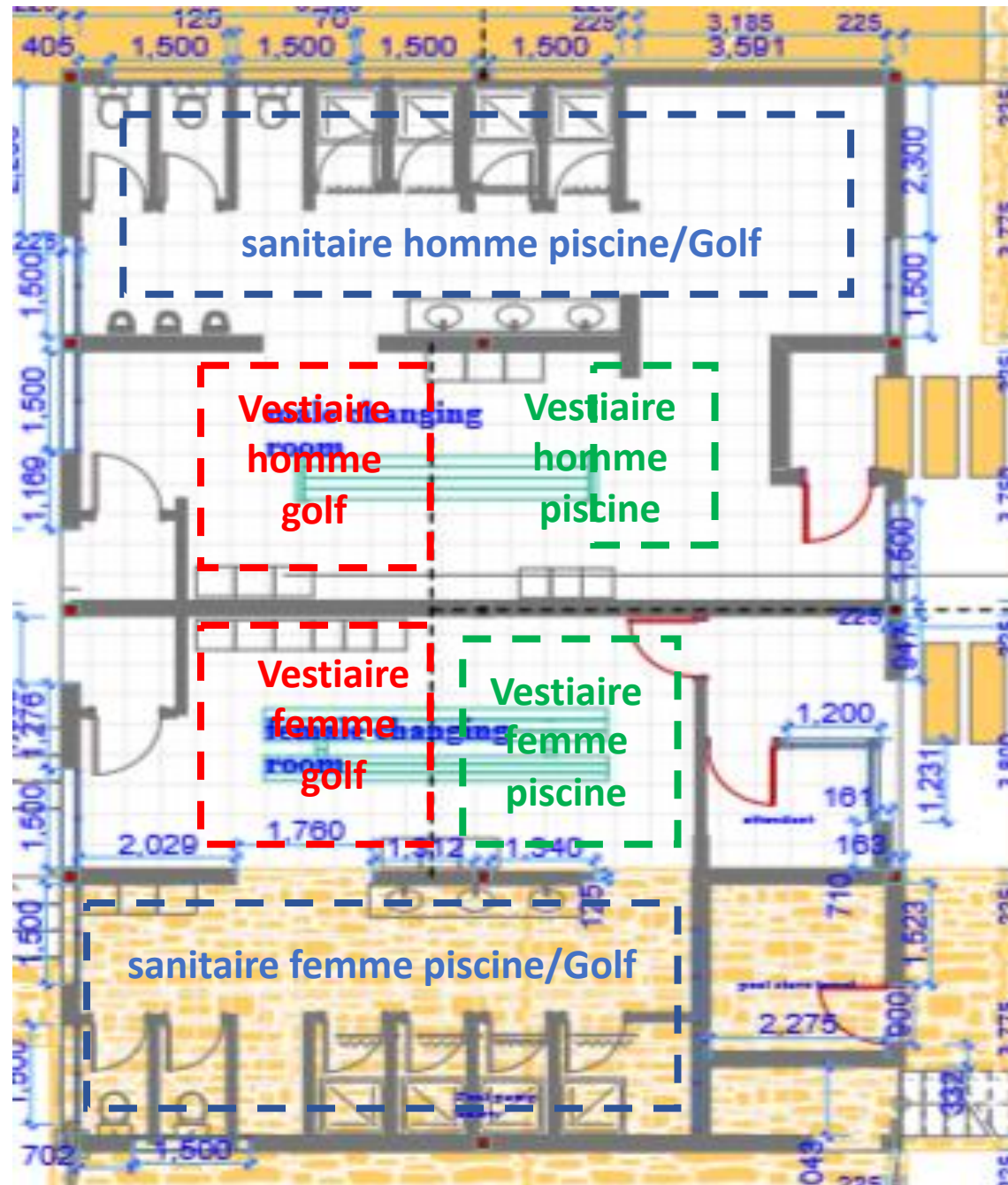
Etudier intimité douches

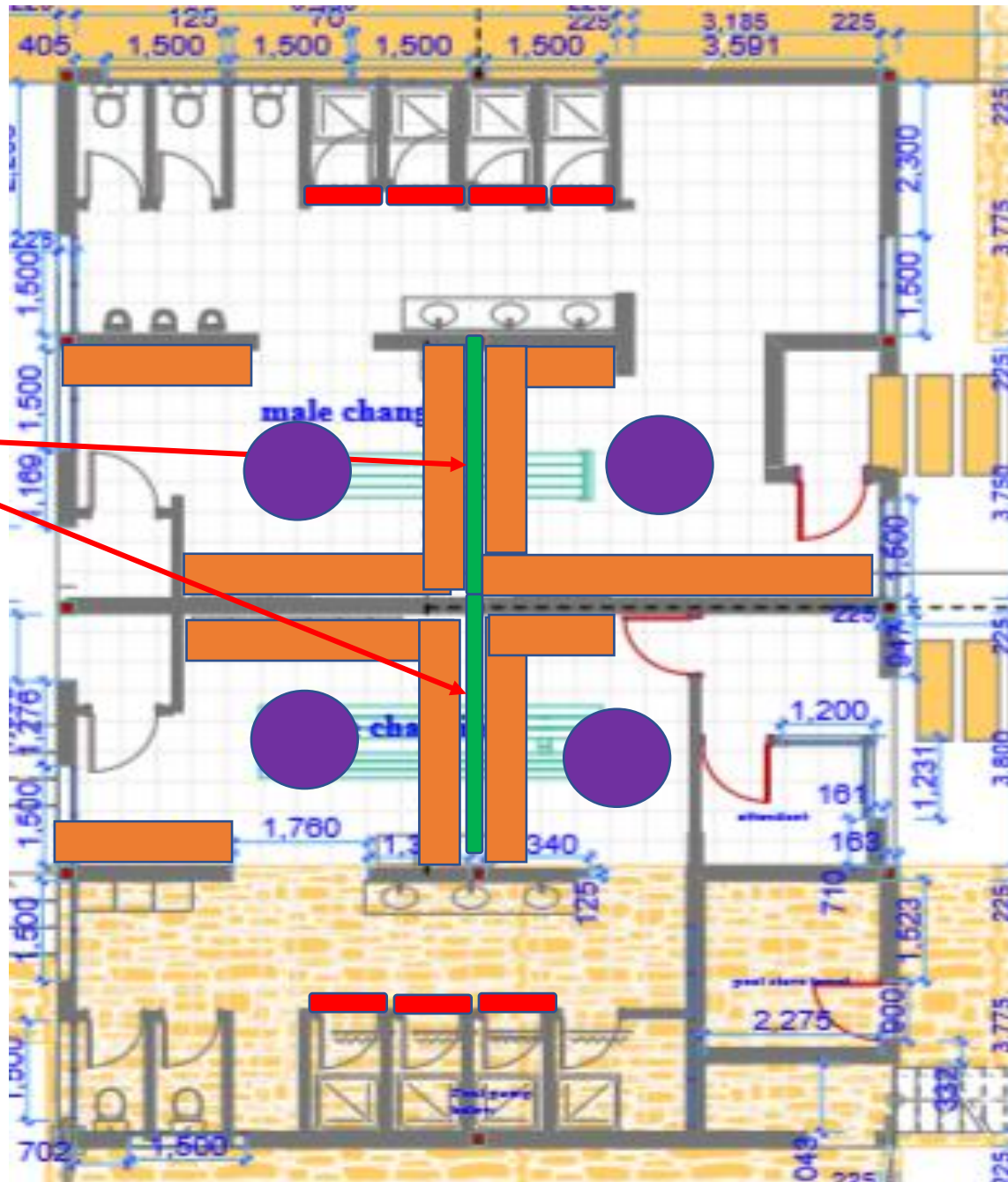
Reprise du sol

Couvrir terrasse pour cours out door

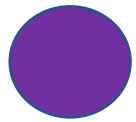
Rénovation bar

Changing Room





Création cloisons



Assises centrale basse



Etudier intimité douches



Casiers vestiaires



REPORTING ANNEXES

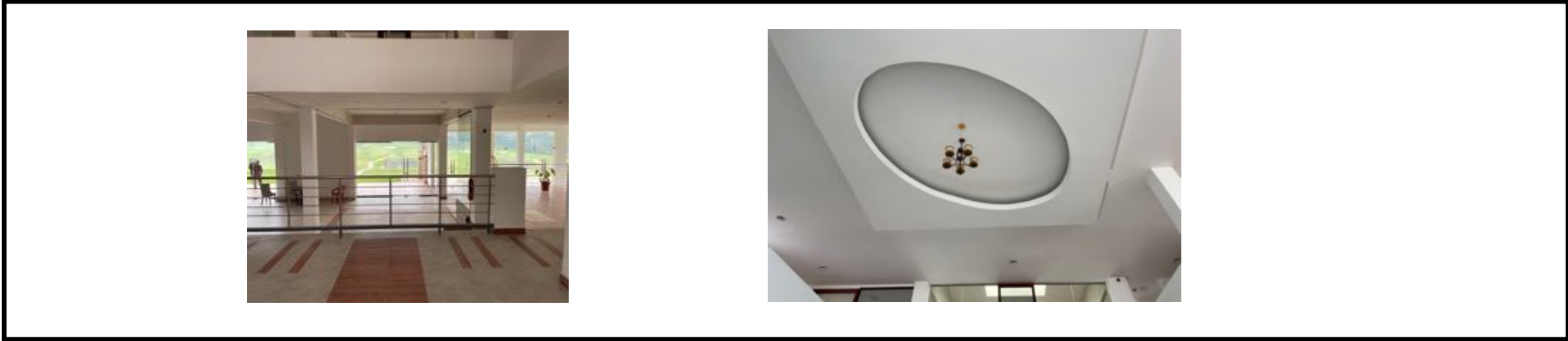
KIGALI GOLF RESORT & VILLAS

21/01/2021



UGOLF

LOBBY



IDEAS



Implementing sofas on the left of the entrance



implementing a small desk on the right of the entrance



creation of a big chandelier to remind the convention center



FINE DINING RESTAURANT

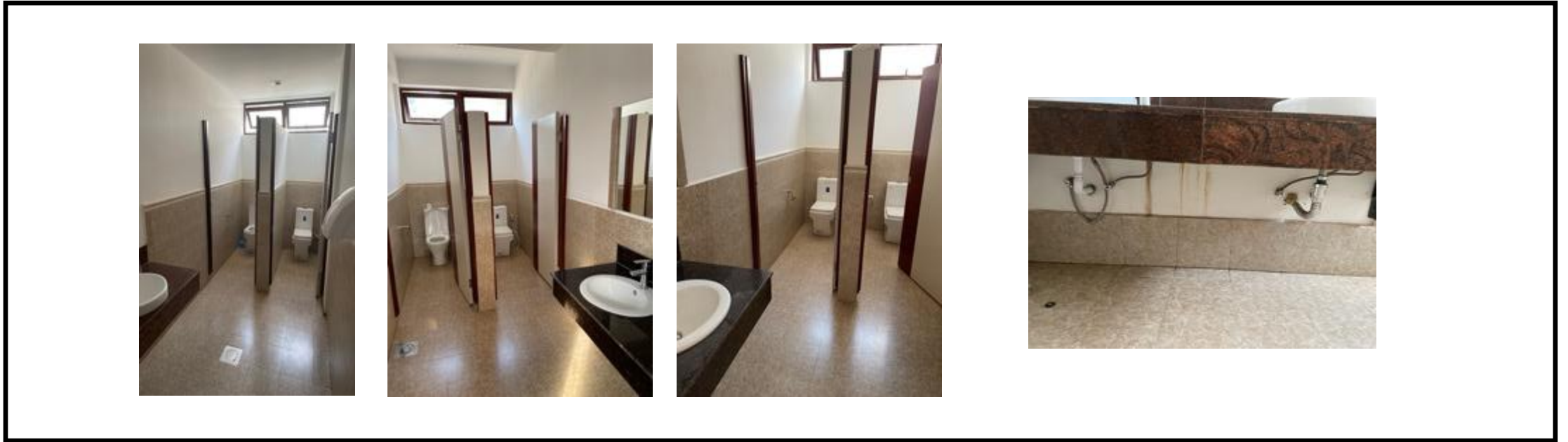


IDEAS





TOILETS (all levels)



IDEAS



SNACKING INDOOR



Skylight

IDEAS

SNACKING OUTDOOR



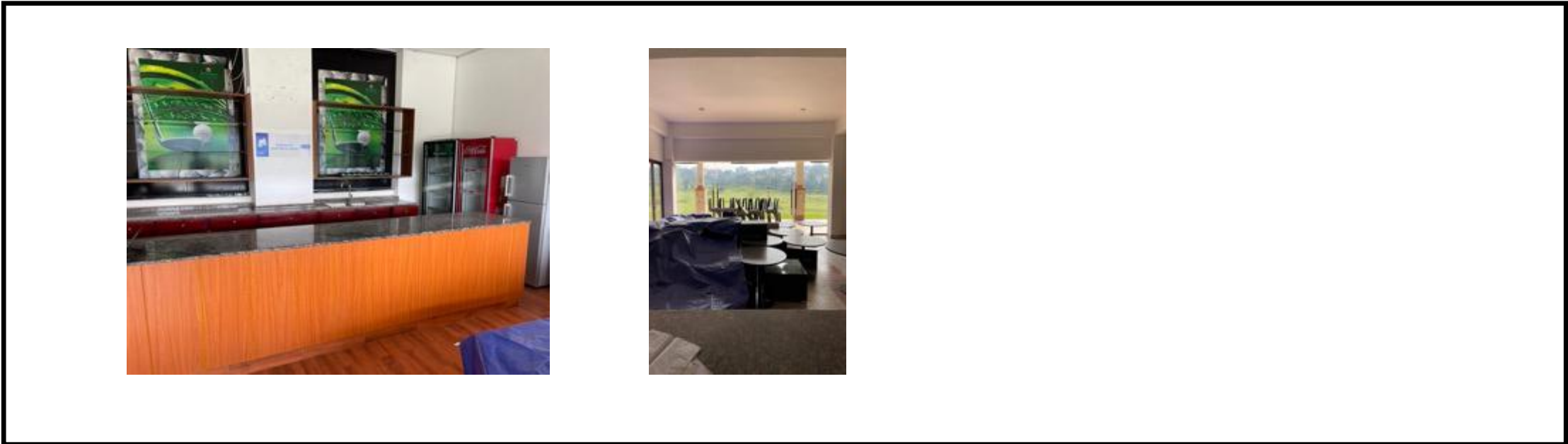
IDEAS



Produit



BAR INDOOR



IDEAS



BAR OUTDOOR

- IDEAS



PRO SHOP

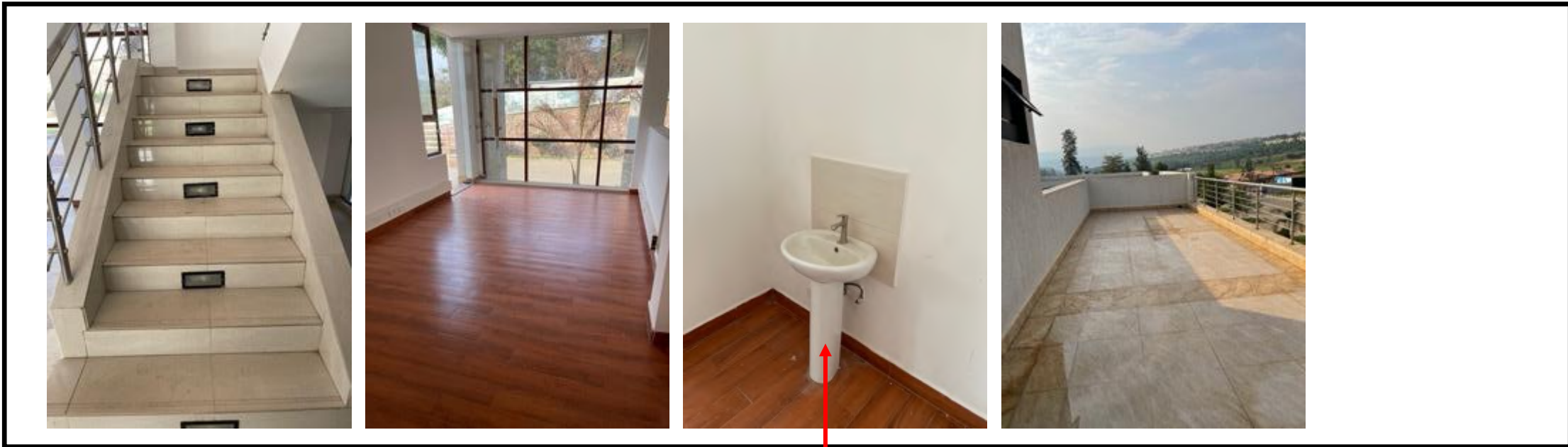


IDEAS

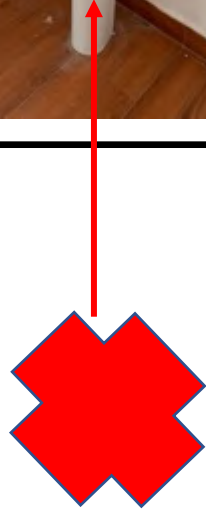


UGOLF

VIP LEVEL



IDEAS



VIP LEVEL – BAR COCKTAIL



FRONTAGE Principal (from entrance)



IDEAS

FRONTAGE Golf (from entrance)



IDEAS



FRONTAGE Principal (from golf)



IDEAS



CADDY-MASTER



IDEAS



	Constat	Travaux necessaires	Decoration	ameublement
hall d'accueil	belle surface belle vue lieux d'accueil ndes espace F&B et VIP/Room etat sol satisfaisant peinture degradee	reprise integrale peinture fenetre office à fermer	grand lustre central plantes marquer l'entree de l'identite visuelle	desk accueil mur droite mobillier style lobby
toilettes restaurant	fonctionnelles loin du standar qualité attendu	reprise integrale peinture integrer bois ou pierre reprise sous vasque	plantes	distributeur savon papier a upgrader seche main a up grader
couloir toilettes	defraichit	reprise integrale peinture		
F&B indoor				
resto bas 80 m2	tres correct tres lumineux voir eblouissant	peinture integrale cacher le tableau electrique reprise des prises reprise goulottes	luninaire suspente	mobillier premium resto adapté a surface
resto 1/2 niveau 36 m2	tres correct	peinture integrale	luninaire suspente plante bise vue garde corp naturel	mobillier premium resto adapté a surface
snack 45 m2	tres correct	peinture integrale reprise electricité prise peinture puit de lumiere reprise puit de lumiere	separateur d'espace plantes	mobillier snack standing plus
bar 42 m2	meuble bar defraichit manque de stockage froid manque d'equipement specifique bar	meuble bar reprise devanture de bar reprise integrale peinture reprise electricité rajouter prises et RJ	reprise etageres arriere bar creation d'un ciel de bar lumineaire suspente	frigo bas professionnel machine a cafe machine a biere lave verre machine a glaçons mobillier type bar assise confort bas
Golf accueil pro shop 68 m2	Belle surface tres belle orientation sur le golf	reprise integrale peinture		creation desk accueil 2 postes mobillier de presentation articles de golf mobillier de presentation accessoires mobillier de presentation textile
Out door restaurant 74 m2		brise vue route cote droit protection pluie		mobillier resto qualite exterieure
out door snack 26 m2				mobillier snack qualite exterieure type mange debout
out door bar 36 M2				mobillier bar qualite exterieure type salon de jardin
Cuisine		verifier obligation reglementaire carrellage toute hauteur ou peinture alimentaire		
escalier		reprise luminaire nez de marche peinture cage		
N+1				
hall		peinture intergrale supprimer lavabo dans couloir		
	meuble bar defraichit manque de stockage froid	meuble bar reprise devanture de bar	reprise etageres arriere bar creation d'un ciel de bar	frigo bas professionnel machine a cafe

bar	manque d'equiement specifique bar	reprise integrale peinture	luminaire suspente	machine a biere
		reprise electricité		lave verre
		rajouter prises et RJ		machine a glaçons
toilettes restaurant	fonctionnelles	reprise integrale peinture		distributeur savon papier a upgrader
	loin du standar qualité attendu	integrer bois ou pierre		seche main a up grader
		reprise sous vasque		
salle reunion	les travaux ne sont pas terminés	reprise integrale peinture	store	
		reprise électrique		
resto indoor		reprise integrale peinture	luminaire	meublier rest haut de gamme fonction surface
		reprise électrique		
terrasse cocktail				meublier haut de gamme ext fonction surface
terrasse resto	en l'etat cette terrasse est peu utilisable car non couverte	creation d'un pergola		meublier haut de gamme qualité exterieure fonction surface
Exterieur				
Façade cote parking	La conception de cette façade est une reussite	lesivage façade	vitrophanie office director	
	avec beaucoup de rupture de rythme	créer une entree golf idem accueil resto (arche)		
	mais a perdu de son éclat d'origine	créer pente douce cote golf (supprimer 2 marches)		
	l'acces golf n'est pas fluide n'y au niveau de standing	ameliorer la pente acces golf		
		creation marche pour acces direct parking vers accueil		
		pour eviter travaux strucuteure => pont + marche bois		
façade cote golf	visible de tres loin cette facade doit affirmer son caractere	façade bar snack briques		
		pignon zebreure		
		créer pergola relliant vestiaire aux poteaux nus		