



7 July 2023

Notice of Expression of Interest: Construction of a modern Hotel in Muhanga District under EPC+Finance Structure

i. Background

Following the pledge made by the President of the Republic of Rwanda to empower the private sector to construct a modern Hotel in Muhanga and to support the implementation of the project, RMK Ltd ("The company"), a private company owned by the districts of Muhanga, Kamonyi and Ruhango and private sector in the region wants to construct a one-hundred (100) room hotel on a 17.8-hectare located in Muhanga district.

The Company is inviting expressions of interest from reputable contractors for the construction of a modern hotel project. The project will be executed under an Engineering, Procurement, Construction (EPC) structure, with financing arrangements incorporated.

ii. Project Overview:

The proposed project aims to develop a luxurious modern hotel that meets international standards of quality and excellence. The hotel will be located in Muhanga District, highlighting the rich historical and cultural heritage of the Southern province. The Muhanga Hotel initiative began as a Presidential Pledge, and now represents a major new investment and significant step in developing a key satellite city.

The project will encompass one-hundred (100) rooms, conference rooms, a business centre, a fitness centre and health club, and a mini-golf on a 17.8-hectare land.

iii. Expression of Interest:

Interested contractors with relevant experience, financial capacity, and expertise in hotel construction projects are invited to express their interest in participating in this venture. The selected contractor will be responsible for executing the project under an EPC contract, incorporating financing solutions.

The company will make a down-payment of 30% of the total project cost right after the commissioning of the Hotel and 70% will be paid back to the contractor over an agreed upon period and interest. The detailed terms of financing will be discussed at the request for proposal stage post submission of bids.



iv. Scope of works

The works to be undertaken on the Muhanga Hotel by the contractor are as listed but not limited to the following:

1. *Study revision and consultation*
 - Review of study
 - Visit of current running hotel to adopt updated technology and techniques
 - Consultation of various institution, either in and out of the country to adopt technology
2. *Preliminary works*
 - Site installation
 - Provision of infrastructure: water, electricity internet,
 - Fencing
 - Provisional of assurance of site
 - Provision of necessary equipment on site
3. *Construction works*
 - Excavation
 - Building construction concrete mold works
 - Armature
 - Concrete works
 - Insulation
4. *Finishing works*
 - Wall knitting
 - Building Construction Plaster works
 - Paint
 - Floor Coatings
 - Surface coating
 - Suspended ceilings
 - Doors
 - Windows, Aluminium stained glass
 - Coating of the facades
 - Roof
 - Other jobs
5. *Furniture, Inventory and Equipment*
 - Hotel Furniture
 - Conference Hall furniture and coverings
 - Kitchen, laundry and cold storage
6. Provision of High tech installation of necessary equipment
7. *Electrical work*
 - Transformator system
 - Generator system
 - Distribution facility system



- Building Electrical installation
- Environmental Lighting
- Building Façade lighting
- Sports area lighting
- Building grounding and active lightning rod system
- Distribution panels
- Building fire alarm system
- CCTV System
- Central TV system
- General announcement and music systems
- Building automation system
- Telephone system
- Conference hall professional stage lighting system
- Professional projection system
- Amphitheater sound system
- Amphitheater stage lighting system

8. Mechanical work

- Cooling installation
- Ventilation installation
- Automatic control installation
- Sanitary installation
- Fire installation

9. Landscaping works

- Open pool system
- Sports areas
- Security wall
- Mini golf court
- Children's playground

v. Project duration

This project will take a period of sixteen months from the time of signing of the contract.

vi. Key Requirements:

Expertise and Experience: Contractors must demonstrate a proven experience of 8 years and a track record in the successful completion of high-quality modern hotel projects. Experience in similar hospitality developments will be highly regarded.

Financial Capacity: Contractors should have the necessary financial resources and access to funding or financial institutions capable of supporting the project's requirements. The contractor must be able to secure the necessary funds for project execution and provide evidence of financial stability.



Technical Competence: The contractor should possess a skilled workforce, including professionals and specialists experienced in hotel construction. The ability to ensure timely completion, adherence to quality standards, and effective project management is essential.

EPC+Finance Structure: Contractors must be open to the EPC+Finance structure, which entails taking on the construction responsibilities while incorporating financing arrangements into the project. The contractor will work in collaboration with the consulting company, which holds a separate contract for design and supervision services.

vii. Submission of Expressions of Interest:

Interested parties are requested to submit their expressions of interest in the following format:

Company Profile: Provide a detailed company profile, highlighting relevant experience spanning across 10 years, with completed projects, and expertise in hotel construction.

Financial Capability: Present audited financial statements of the past three years, and evidence of financial capability (bank statements and/or Banking credit line promise) as proof of access to funding for the successful execution of the project.

Technical Expertise: Showcase the technical competence of the company, including a description of the project team, their qualifications, and relevant certifications.

Approach and Strategy: Outline the contractor's approach to project execution, emphasizing the ability to meet timelines, maintain quality standards, and manage potential risks.

Expressions of interest must be submitted in a sealed envelope clearly marked "Expression of Interest - Construction of a Modern Hotel in Muhanga District" and delivered to the following address not later than **31st July 2023:**

RMK Ltd

MUHANGA MODERN MARKET BUILDING

2nd FLOOR, PSF OFFICE, DOOR 230

TEL: 0788415131/0788356604

MUHANGA, SOUTHERN PROVINCE

RWANDA

Alternatively, the expression of interest can be digitally submitted to both of the email addresses below not later than **31st July 2023:**

rmkresorthotel@gmail.com, kkhalfanhabib@hotmail.com



viii. Review and Selection Process:

Upon the submission of expressions of interest, a thorough evaluation and shortlisting process will be conducted. Shortlisted contractors will be contacted for further discussions and possible engagement in subsequent stages of the project.

ix. Confidentiality:

All submitted expressions of interest and related documents will be treated with the utmost confidentiality and used solely for evaluation purposes related to this project.

x. Inquiries:

For any inquiries or additional information regarding this expression of interest, please contact:

1. Kharfan TWAGIRAMUTARA

Chairperson, RMK Ltd

+250 788 305 054

kkhalfanhabib@hotmail.com

2. Juvenal KIMONYO

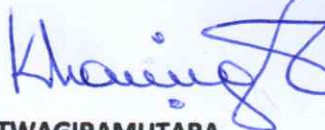
Managing Director/ RMK Ltd

Tel: +250788415131

E-mail: kimonyo007@gmail.com

We look forward to receiving your expression of interest and partnering with a reputable contractor for the successful realization of this prestigious modern hotel project.

Yours sincerely,



Kharfan TWAGIRAMUTARA

Chairperson, RMK Ltd

+250 788 305 054

kkhalfanhabib@hotmail.com

