



5th November 2021

DESIGN, LAYOUT & FACILITATION OF INTERIOR OF ZOETVLEI WILDLIFE ESTATE

Dear Dr Scherman

Thank you for your interest in appointing us for the above-mentioned project. In line with our correspondence, I have drafted a preliminary proposal for the design, planning and management of interior works for Zoetvlei Wildlife Estate

PROJECT BRIEF

Timeline: First Phase - Opening 2022

Client Brief:

- Interior design scope for the Zoetvlei Wildlife Estate:
- Design to include the following spaces:
 - **Barn/Venue with service kitchen component, bar, and restrooms (+-770m²)**
 - Design SQM +- 770m²
 - **Lodge/Restaurant/Bar/Deck/Pool/restrooms/Kitchen/Spa/ (+- 500m²)**
 - Design SQM +- 500m²
 - **Chalets (+-120 m²) – 30m² each**
 - Design SQM +- 120m²
 - **Client to advise on personal living quarters – design required?**
- General Wayfinding, Signage, Lighting, Décor & Art
- Furniture & finishes selection
- Inclusive design – wheelchair/disability friendly
- Hospitality design requirements as per 4-star rating
- Biophilic design elements re sustainable design, natural elements

Overall size: +-1855m² (Relevant interior spaces as listed above incl residence)

Design sqm: +- 1390m²

Budget: TBC +- R 5 000 000

Fee Structure

Total fees are based on sqm rate as per IID fees attached, with discount allocated to Stage 02 & 03

Stage 1	CONCEPT & PLANNING	(Rate: +- R20/m²)
▪ Research and Development including hospitality grading and requirements ▪ Survey & site measure of facilities ▪ Design research and presentation of mood boards for each interior space/function ▪ Basic footprint of interior layouts ▪ Presentation on finishes and furniture elements ▪ Create optimized space plan & layout ▪ Design features and detail in new spaces ▪ Furniture/ FF&E Proposal and Layout ▪ Present general layout of space plan		R27 800.00
Stage 2	DESIGN DEVELOPMENT	(Rate: +- R35/m²)
▪ Final space provisions/layouts ▪ Planning ergonomics and spatial flow ▪ Sample board of final finishes/materials ▪ Final detail scope of work for client approval ▪ Develop conceptual 3D views of relevant areas for client review ▪ Prepare provisional furniture, lighting, sanitary & general finishes schedules for approval		R 48 650.00
Stage 3	INTERIOR DESIGN & DETAILING	(Rate: +- R25/m²) Technical details
Detailed design and construction plans: ▪ Floor plan relating to finishes and design details ▪ Ceiling detail plan ▪ Lighting plan ▪ Furniture Layout ▪ Joinery Detailing, Schedules & Specification ▪ Prepare and review budget ▪ Final furniture, lighting & general finishes schedule ▪ Tender documentation for costing preparation		R 34 750.00
Stage 4	ADMINISTRATION, IMPLEMENTATION & PROCUREMENT	INITIAL IF REQUIRED
▪ Contractor Appointments ▪ Procurement of furniture, décor and art ▪ Administration of purchase orders and invoicing ▪ Payment schedules ▪ Planning towards building and installation ▪ Provide required project plan for installations ▪ Monitor building works and installations ▪ Site visits/inspections during build and manufacture ▪ Quality control of installations/furniture etc ▪ Snag finished construction/installation work ▪ Project Handover		If required, to be quoted separately in collaboration with Hannes Gouws

Payment stages:

Stage 1	60% deposit. Balance due on final concept proposal
Stage 2	60% deposit. Balance due on final design proposal
Stage 3	60% deposit. Balance due on technical pack completion

All payments are due upon receipt of invoice.

All quoted amounts exclude VAT and disbursements, as laid out below:

Disbursements:

Travel: R4.50/km for travel outside scope, as agreed between BC & client

Plots and Prints:

	B&W	COLOUR
A4	R 0.50	R 8.00
A3	R 1.00	R 12.00
A2	R15.00	R 25.00
A1	R20.00	R 30.00

Consultants:

Please note that Professional Consultants might need to be appointed for Operational Kitchen design, Lighting design, Rational Fire, Structural and/or Mechanical design.

Design and drawing work are calculated according to the brief. Any additional consultations, amendments or changes to the scope of work are calculated at R450/hour.

Municipal submission and scrutiny fees not included. To be costed separately if required

Should you have any queries please do not hesitate to contact me

Yours sincerely,

Cornelia Slabbert

BLACKBIRD CONCEPTS

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Please indicate which stages will be required:

- | | | |
|--------------------------|----------------|---|
| ☐ | STAGE 1 | CONCEPT & PLANNING (Moodboards & finishes) |
| ☐ | STAGE 2 | DESIGN DEVELOPMENT (3ds) |
| ☐ | STAGE 3 | INTERIOR DESIGN & DETAILING (Technical drawings) |

Signed on this
day of

Day

Month

Year

Place (City or Town)

Director/Member/Owner
Signature

Full Name

ID Number

Terms & Conditions: -

- I. All work to remain the intellectual property of Blackbird Concepts till fee is paid full
- II. The contract holder also consents that Blackbird Concepts may use a national credit bureau database for tracing, should the contract holder abscond.
- III. The contract holder hereby agrees that should they default on payment, Blackbird Concepts can make this information available to the industry and affiliated businesses and refrain from releasing any work till payment has been made
- IV. Fee proposal valid for 30 calendar days