

CICOTI Lda
MAPUTO
MOZAMBIQUE

Att –WALLY FERNANDES

5 OCTOBER 2018

Re – FINANCIAL PROPOSAL - NEW PREMISES FOR CICOTI MOZAMBIQUE

Dear Sir,

We thank you for the opportunity to submit a proposal to Design and Build new premises for the Logistics company Cicoti Lda.

1. INTRODUCTION

Mesch is primarily an architectural practice, established in Mozambique 1998. We have been involved in the development of major projects in and around Maputo and other major cities in Mozambique since inception.

Notable Projects include:

Southern Sun Maputo Phases 1 and 2
Polana Hotel Renovation 2010
Rani Towers
Baia Mall
Builders Warehouses
Game Matola

Various other projects over the last 20 years.

2. SITE

You will note in the architectural Brochure that we have proposed 2 sites that are available to us, one in Machava, the existing non working Glass Factory, and the second site being an undeveloped site at Muntanhana, near Chiango on the Ringroad, halfway between Maputo and Marraquene.

I believe that site on the Ringroad is perfectly situated in terms of its location, access to the Ringroad, proximity to the Heineken Factory at Marraquene etc. The site has direct access off the larger Roundabout that goes to Zimpeto and has options in 3 directions, being Costa do Sol, Zimpeto and Marraquene.

3. THE BUILDING

We understand that CICOTI Lda would like to expand to operations in Mozambique and currently running out of space. We have proposed a 10,000 m2 warehouse with 3 major functions – Receiving, Storage and Dispatch.

The building has been kept rectangular in shape and has dimensions of 66m x 150m. Some 1000m2 has been allocated for office space as we believe this will be necessary to run the operations.

Turning circles of 30m has been allowed for large articulated trucks and we will provide hard external surfaces for this purpose.

6 x Roller shutter doors have been included in the design. The building is designed as a light structure with minimal internal columns. We plan on having columns only in the centre of the building with 33m clear spaces on either side of the centre line.

The warehouse floor will be reinforced concrete floors to easily manage Forklifts.

Please refer to the architectural plans.

4. FINANCIAL PROPOSAL

We understand that the need for this building completion is for the latter part of 2019.

Option 1.

Our proposal as follows –

Warehouse - \$4,30 per m2 excluding operation costs should you wish for us to manage.

Offices - \$ 8,50 per m2 excluding operation costs

Above offer excl. VAT at 17%.

Total amount - \$43,000.00 + \$ 8,500.00

Hard paved surface of 4500 m2 included in the rental above –

Escalations – to be discussed

Rental offer – 10 yr with 10 year renewal options.

Security – for tenant

Maintenance – Internal - for Tenant

External – for Building Owner

Option 2. - BOT – Bulld Operate Transfer

We would like to propose a second option to Cicoti as a long term prospect where CICOTI could take ownership of the building in say 10 – 15 years.

The financial proposal will look slightly different as you will effectively be buying the building over this period and the building ownership transfers to CICOTI at the end of this period.

We haven't looked at the details of such a deal but happy to talk to you should you be interested in such a lease.

5. PROGRAMME OF WORKS

The building is primarily a Steel Structure with steel cladding and designed to be erected and completed in 8 – 9 months.

Please feel free to contact me with any queries with regards to the contents of this proposal.

We look forward to hearing from you as soon as possible and look forward to discussing the above possibilities.

Yours faithfully

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Mark Meiring.
Architect
For
MESCH ARCHITECTS Lda