



higher education
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Department:
Higher Education and Training
REPUBLIC OF SOUTH AFRICA



Durban University Of Technology
Indumiso Campus,
Administration Block, F J Sithole Road,
Pietermaritzburg, 3209

Private Bag X9077,
Pietermaritzburg,
3200, South Africa

RFQ-DUT-37/26 - TERMS OF REFERENCE (TOR) / SPECIFICATION COMPREHENSIVE FEASIBILITY STUDY

IMBALI EDUCATION AND INNOVATION PRECINCT (IEIP)

**BIDDERS ARE TO EMAIL THEIR SUBMISSIONS TO ROQ@DUT.AC.ZA BY NO
LATER THAN 25 MAY 2026 BY 11AM**

Contact person for technical queries:

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I. Background

The Imbali Education and Innovation Precinct (IEIP) is a ministerial initiative established to pilot and explore an alternative, integrated model of education delivery.

The precinct is a collaborative ecosystem that brings together education institutions, communities, industry partners, and civil society to transform how education and skills development are delivered. It promotes innovation, collaboration, and shared resources to strengthen education outcomes and contribute to socio-economic development within the region.

Located at the Durban University of Technology (DUT) Indumiso Campus in Imbali, Pietermaritzburg, the IEIP is strategically positioned within the greater Edendale district. This location provides a unique advantage, as it hosts a concentration of institutions offering early childhood, primary, secondary, and post-school education, enabling the creation of a seamless and articulated learning pathway.

The precinct comprises a network of interconnected institutions, including but not limited to:

- Durban University of Technology (DUT), uMgungundlovu TVET College (UTVET) , Ekhukhanyeni Special School , Funulwazi Primary School , Mfundwenhle Primary School , Sukuma Comprehensive School , and Zibukekezulu Technical High School

Through this ecosystem, IEIP integrates formal, non-formal, and informal education systems, supporting learning progression from early childhood development through to higher education and skills training.



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The precinct further aims to:

- Enhance collaboration between education institutions and industry
- Support innovation and entrepreneurship
- Improve access to quality education and training
- Contribute to community upliftment and economic development

As part of its strategic growth and optimisation, IEIP is exploring the potential expansion or partial relocation of its project clusters to the Old Industrial Park near Sukuma High School. A comprehensive feasibility study is therefore required to assess the viability of the precinct model, its project clusters, and the suitability of the proposed location.

2. Purpose of the Assignment

The purpose of this study is to conduct a phased and structured feasibility assessment, focusing on:

1. The overall feasibility of the IEIP concept
2. The feasibility of each project cluster
3. The implementation feasibility and approach
4. The suitability of the proposed location (Old Industrial Park)

3. Evaluation Criteria

3.1 Phase I -Compliance to mandatory documents, bidders must submit the following to be evaluated in Phase 2 (Functionality)

- Valid Tax compliance pin
- CIPC documents with list of Directors of the company



3.2 Phase 2 - Functionality 100 points

Bidders must obtain a minimum of 75 points to be evaluated in Phase 3 (Price / B-BBEE)

Evaluation criteria	Sub points	Total points
<p>Technical approach and methodology as well as understanding of phased feasibility</p> <ul style="list-style-type: none"> • Bidder understands the scope of work and the approach and methodology addresses all requirements • Bidder partially understands the scope of work and the approach and methodology does not address all requirements • Bidder does not understand the scope of work and methodology and approach is insufficient and brief 	<p>20 points</p> <p>10 points</p> <p>0 points</p>	20 points
<p>Three (3) letters of references (signed, with contact details and on a customer letterhead) where the bidder provided similar services (not more than 5 years old)</p> <p>The reference must indicate:</p> <ol style="list-style-type: none"> a) when the services were provided - date b) What services were rendered (services must be of a similar nature) c) Whether the services were to the customers satisfaction 	10 points per reference	30 points
<p>Teams composition qualifications:</p> <ol style="list-style-type: none"> a) Project Leader with relevant Project experience for similar work b) Technical expertise – with relevant experience for similar work c) Team organogram 	<p>10 points</p> <p>5 points</p> <p>5 points</p>	20 points



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Gantt chart with timelines, key milestones to deliver this project within maximum 8 weeks from date of order	20 points	20 points
Company profile detailing history and experience of the company to provide the scope of work		10 points
Minimum points to qualify for Phase 3 is 65 points out of 100 points		100 points

3.3 Phase 3 – Price / B-BBEE

Bidders are to provide their valid B-BBEE certificate as points will be awarded for B-BBEE based on DUT specific goals.



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4. Scope of Work

The service provider will be required to undertake the feasibility study in the following structured phases:

Stage I: Overall Project Feasibility

Assess the viability of the IEIP as an integrated precinct model.

This must include:

- Strategic alignment with education, innovation, and economic development goals
- Demand and relevance within the Imbali and broader Pietermaritzburg context
- Stakeholder ecosystem (DUT, TVET College, schools, industry, community)
- Socio-economic impact and sustainability potential
- Institutional and governance readiness

Key Output:

Clear conclusion on whether the IEIP concept is viable and sustainable.



Stage 2: Cluster-Based Feasibility Assessment

Conduct a detailed feasibility analysis of each project cluster:

- ICT / Tech Hub
- Community Internet Café / Training Centre
- Community Radio Station
- Multimedia / Marketing / Audio-Visual centre
- WIFI Infrastructure Strengthening
- Smart Buildings Hub

For each cluster, assess:

- Technical feasibility
- Market demand and utilisation potential
- Operational requirements
- Skills and human resource requirements
- Potential partnerships
- Risks and constraints

Key Output:

Feasibility rating and recommendations per cluster.

Stage 3: Implementation Feasibility & Strategy

Provide a clear and practical roadmap for implementation.

This must include:

- Phased implementation plan (short, medium, long term)
- Project prioritisation framework
- Institutional and governance model for execution
- Operational model (management, staffing, partnerships)



- Required resources (financial, human, infrastructure)

Key Output:

A realistic, step-by-step implementation strategy.

Stage 4: Location Feasibility (Old Industrial Park)

Assess the suitability of the proposed site. This must include:

- Site suitability for each cluster
- Infrastructure condition and upgrade requirements
- Accessibility and proximity to beneficiaries (e.g. Sukuma High School and surrounding community)
- Compliance with zoning and municipal regulations
- Safety, security, and environmental considerations
- Scalability potential

Key Output:

Recommendation on whether the Old Industrial Park is suitable for implementation.

Stage 5: Financial Feasibility & Budgeting

Provide detailed financial analysis for the project and each cluster.

This must include:

- Capital expenditure (CAPEX) estimates
- Operational expenditure (OPEX) projections
- Cost breakdown per cluster (estimates)
- Funding requirements and sources
- Financial sustainability analysis



Key Output:

Detailed financial model and cost estimates.

Stage 6: Risk Analysis

Identify and assess risks across all phases, including:

- Financial risks
- Operational risks
- Infrastructure risks
- Stakeholder risks
- Implementation delays

Provide mitigation strategies.

5. Key Questions to be Answered

The study must clearly answer:

1. Is the IEIP concept viable as a whole?
2. Which project clusters are feasible and viable?
3. How can the projects be implemented effectively?
4. What are the estimated costs per project/cluster?
5. Is the Old Industrial Park a suitable location?
6. What are the key risks and mitigation strategies?

6. Deliverables

The appointed service provider must submit:

- Inception Report (methodology and work plan)
- Draft Feasibility Report
- Final Feasibility Report including:



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- Executive summary
- Findings per phase
- Financial analysis
- Implementation plan
- Risk assessment
- Presentation to stakeholders

7. Timeframe

The study is expected to be completed within:

6 – 8 weeks from date of appointment

8. Required Expertise

The service provider must demonstrate experience in:

- Feasibility studies (public sector / infrastructure / innovation hubs)
- Urban and precinct development
- Financial modelling and cost estimation
- ICT and innovation ecosystems
- Community and socio-economic development

9. Reporting

The appointed service provider will report to:

DUT Representative / DUT Project Management Office