



NATIONAL HOUSING AUTHORITY

REQUEST FOR EXPRESSIONS OF INTEREST (EOI)

PLANNED RE-DEVELOPMENT OF FOUR (04) COMMERCIAL BUILDINGS IN THE CENTRAL BUSINESS DISTRICT OF LUSAKA INTO MODERN MIXED USE STRUCTURES

1.0 BACKGROUND

The National Housing Authority (NHA) has developed a concept paper or strategy to upgrade and remodel its commercial buildings situated in the Central Business District (CBD) of Lusaka into modern and mixed use structures which provide for properly planned commercial spaces with adequate and secure parking.

The project is aimed at improved service delivery and adapting to various changing customer and business needs and will be procured through partnership arrangements with the private and local investors in line with the Public Procurement **Act- ZPPA, (Act No. 12 of 2008)**.

The proposed projects will be implemented using the following contract models:

1. Finance- Build-Own-Operate and Transfer (FBOOT);
2. Finance – Build and Transfer (FBT).

2.0 GOAL AND OBJECTIVES OF THE PROJECT

The overall goal and objectives of the project among others are as follows: -

- 2.1 To provide world class lettable space in the Central Business District (CBD) of Lusaka;
- 2.2 To provide appropriate and affordable studio apartments;
- 2.3 To create smart communities;
- 2.4 To decongest the CDB side lanes of Lusaka;
- 2.5 To increase the value of available land in the CBD of Lusaka;
- 2.6 To increase revenue collected by NHA from rentals.

3.0 PROJECT SCOPE

The project scope is restricted to the following buildings: -

- 3.1 **Findeco House:** Situated at the corner of Cairo Road and Independence Avenue;
- 3.2 **Indeco House:** Situated between Cairo Road and Sapele Road;
- 3.3 **Zimco House:** Situated between Cairo Road and Sapele Road;
- 3.4 **Kulima Tower:** Situated at the corner of Chachacha Road and Katunjira Road.

Depending on the market survey, the scope of the project will include but not limited to following:-

1. Refurbishment and alterations to accommodate mixed use of the buildings;
2. The construction of Parkades to provide parking and improve access to the commercial buildings; and
3. Property management.

4.0 SHORTLISTING/ EVALUATION CRITERIA

The shortlisting/ evaluation criteria will include the following: -

1. Demonstrate clear financial capacity both historical and present;
2. Evidence of experience of the Firm/Partner in carrying out projects of a similar nature; magnitude and complexity;
3. Demonstrated experience of working with Government, Multi-lateral agencies and development banks on similar or related projects;
4. Core business of the Partner/Firm being in the proposed area of the project;
5. Experience of working in similar conditions or sub- Sahara African region;
6. Experience and qualifications of the Partners/Firms' directors and/or principals. Specific key personnel requirements will be considered in the next stage and not during the EOI stage.
7. Concept of proposed redevelopment.

National Housing Authority now invites interested eligible Partners/Firms to indicate their interest in a partnership with the Authority to execute the aforementioned project.

Interested Firms/Partners may select one (1) or more of the above commercial buildings.

A concept note for the re-development of four (04) commercial buildings in the central business district of Lusaka into modern mixed use structures should be requested using the email addresses below.

Interested Firms/Partners should provide information demonstrating that they have the required qualifications and relevant experience to perform the project.

Further information can be obtained at the address below during office hours from 8.30 hours – 12:30 hours and from 14.00 hours – 16:30 hours. You may call the following numbers: -

+260 211 251311/ +260 211 251779-81 or +260 966 430691.

Hard or soft copy submissions of Expressions of Interest clearly marked **“RE-DEVELOPMENT OF COMMERCIAL BUILDING(S) IN THE CENTRAL BUSINESS DISTRICT OF LUSAKA INTO MODERN MIXED USE STRUCTURES”** should be delivered and deposited in the Tender Box located at the main entrance of the National Housing Authority Head Office on Stand No. 1613 Shekeshiki Road, Emmasdale Lusaka.

Note that electronic submissions are acceptable and copies of EOI can be submitted via email to: nhaops@nha.co.zm, copy to: nhaops1@gmail.com , nmulubwa@yahoo.com and askayzulu@gmail.com;

Deadline for submission of EOI is **Monday, February 3, 2020 at 16:30 hours** Zambian time.

Attention Address Mail:

The Procurement and Supplies Officer
National Housing Authority
Stand No.1613, Shekisheki Road, Emmasdale
P.O BOX 50074
LUSAKA- ZAMBIA

Head- Procurement and Supplies Unit
For/ Chief Executive Officer
National Housing Authority