



INVITATION LETTER TO BID

NATIONAL COMPETITIVE BIDDING (NCB)

Title of the tender: VISION CITY PHASE 2 CLUB HOUSE GYM AND POOL OPERATION AND MANAGEMENT.

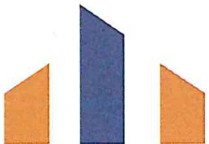
Tender Reference No: 27/S/NCB/UDL/2024

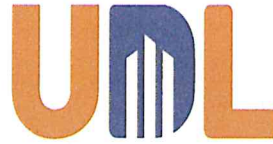
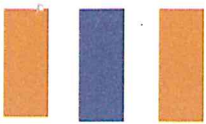
Client: ULTIMATE DEVELOPERS LTD (UDL)

Date of issue: October 3, 2024

Introduction

1. Ultimate Developers Ltd (UDL) was started in 2011 and has established itself as a market leader in Rwanda's real estate industry. Our projects are the brainchild of top professionals dedicated to creating distinctive solutions to our clients' desire for well-planned, modern residential and commercial real estate. Our property development portfolio covers the development of both residential and mixed-use properties with property management services being part of our offering.
2. UDL's flagship residential project, Vision City, is the largest upscale suburb in Rwanda with its first phase comprising of 504 units, completed and sold out.
3. Vision City Phase 2 (VC02), an enhancement of Vision City Phase 1 (VC01), integrates green living, smart technology, and wellness features. It consists of approximately 1,487 residential units; from one-bedroom apartments to five-bedroom executive villas, along with retail spaces, office spaces, and other amenities, spanning 40.7 hectares.
4. Currently, the Model Units and the Club House, serving both VC01 and VC02, are under construction. Featured in the club house are swimming pools, Outdoor gym, F&B Area and retail space.
5. The purpose of this Request for Proposal (RFP) is to invite qualified operators with substantial experience in managing gyms and swimming pools to submit their competitive proposals to manage and operate VC02 Club House's gym and swimming pool facilities, ensuring a vibrant and successful community. Bidders shall submit two proposals:





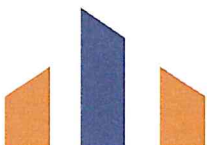
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- a. **First Proposal:** The operator invests in the purchase and installation of all gym equipment and any additional necessary equipment for the swimming pools, pays the space monthly rental fees, manages and operates the gym and the swimming pool facilities.
 - b. **Second Proposal:** UDL invests in the purchase and installation of all gym equipment and any additional necessary equipment for the swimming pools to be proposed by the operator while the operator pays the space monthly rental fees, manages and operates the gym and the swimming pool facilities.
6. Interested bidders shall purchase the Request for Proposal (RFP) Document at a fee of **Twenty Thousand Rwandan (20,000 RWF)** via Ultimate Developers Ltd Account Number opened in Bank of Kigali, Account Number: **100004408289** in the names of **Ultimate Developers Limited (UDL)** and may obtain the tender document at UDL Head Office (Address below) during office hours 09:00 a.m. to 05:00 p.m. Local Time or via email upon presentation of the proof of payment for the tender fees.
 7. Interested bidders may obtain further information on the Tender Document and other clarifications at UDL Head Office (Address below) during office hours 08:00 a.m. to 05:00 p.m. Local Time.

Address:

Ultimate Developers Ltd (UDL)
Procurement & Logistics Office
RSSB Building, Tower II
9th Floor
P.O. Box 5516 Kigali
Kigali City, Rwanda
E-mail: procurement@udl.rw

8. The Tender Document will be available for pickup from UDL offices from **04/10/2024** from 2:00pm or can be requested via the above email upon presentation of proof of purchase of the Tender Document.
9. An obligatory site visit is schedule on **Friday, 11th October 2024 from 12 to 1pm** at VC02's Club House located at Gacuriro, Kinyinya sector, Gasabo District, Kigali City. Interested bidders must participate in this scheduled site visit and a certificate of attendance shall be issued. Any bid submitted without a certificate of attendance shall be rejected. **For site**





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access clearance, bidders shall register with UDL nominated site visit coordinator on phone number +250781462497. Access clearance must be obtained at least 3 hours before the actual time of the site visit.

10. Well typed bids for the two proposal options (One original + Two copies) written in English, clearly marked with the Tender Title and tender reference number shall be deposited in sealed envelopes at the Procurement Office of UDL not later than 17/10/2024 at 10:00 a.m. local time.
11. Bids will be opened in the presence of bidders' representatives who choose to attend on 17/10/2024 at 10:15 a.m. local time in the Board Room of UDL HQ, 9th Floor /RSSB Building - Tower II. Bids shall remain valid for 120 days after the Deadline for Bid Submission prescribed above. **Bids opening will be followed by mock-up presentation sessions which will be scheduled same day in the afternoon for all proposals received.**
12. Bidding will be conducted through **National Competitive Bidding** provided for in UDL procurement manual and this call for Expression of Interest is addressed to the following companies:
13. At its sole discretion, UDL reserves the rights to cancel the tender at any stage of the procurement proceedings.
14. The procurement process shall be done in compliance with UDL Procurement Manual.

Sincerely,


Damien Murwanashyaka
Chief Executive Officer
Ultimate Developers Ltd

