



## CALL FOR EXPRESSION OF INTEREST

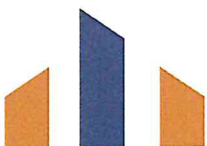
**Tender Title: Request for Expression of Interest (REOI) for the Vision City - Phase 2 Club House Retail Space Operationalization**

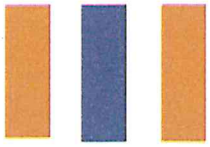
**Tender Reference No: 28/S/NCB/UDL/2024**

**Client: ULTIMATE DEVELOPERS LTD (UDL)**

**Date of issue: October 10, 2024**

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 client's desire for well-planned, modern residential and commercial real estate. Our property development portfolio covers the development of both residential and mixed-use properties, and property management services are part of our offering.
2. UDL's flagship residential project, Vision City, is the largest upscale suburb in Rwanda. Its first phase, comprising 504 units, has been completed and sold out.
3. Vision City Phase 2 (VC02), an enhancement of Vision City Phase 1 (VC01), integrates green living, innovative technology, and wellness features. It comprises approximately 1,487 residential units, from one-bedroom apartments to five-bedroom executive villas, retail spaces, office spaces, and other amenities, spanning 40.7 hectares.
4. Four model units and a Clubhouse serving VC01 and VC02 are currently under construction. The clubhouse features swimming pools, an F&B Area, an Outdoor gym, and retail space.
5. The purpose of this Request for Expression of Interest (REOI) is to invite experienced and qualified tenants to express their interest in leasing the space to establish relevant businesses in the retail spaces
6. Interested bidders with a track record of competence in a specific area of business suitable for the clubhouse are encouraged to express their interest to bid for one lot out of 4 listed below:

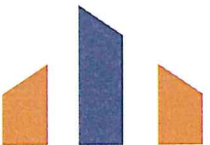




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Lot	Description	Unit rate	Unit price	Payable monthly rental price	Monthly Service charge
		Sqm	Usd	Usd	Frw
1.	Operating a retail/grocery store business	26.074	14	365	235,000
2.	Operating a small Food and Beverage Area (F&B business)	20.84	14	292	235,000
3.	Operating Laundry mat business	41.882	14	586	235,000
4.	Operating a barbershop business	43.196	14	605	235,000

7. Bidders can submit an alternative bid for their chosen lot, proposing a different business model to effectively operate and service the current VC01 residency and the upcoming VC02 residents. This alternative bid should align with the needs of the residential community while offering a viable solution for both existing and future occupants
8. Bidding shall be conducted through **National Competitive Bidding** provided for in the UDL procurement manual
9. Interested bidders shall purchase the Tender Document at a fee of **Twenty Thousand Rwandan (Frw 20,000)** 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.
10. The Tender Document will be available for pickup from UDL offices on **11/10/2024** at 2:00 p.m. or can be requested via the above email upon presentation of proof of purchase.
11. An obligatory site visit is scheduled on **Friday, 18<sup>th</sup> October 2024**, from 12 to 1 PM at VC02's Club House at Gacuriro, Kinyinya sector, Gasabo District, Kigali City. Interested bidders must participate in this scheduled site visit, and a certificate of attendance will be issued. Any bid submitted without a certificate of attendance shall be rejected. **For site access clearance, bidders shall register with the UDL-nominated site visit coordinator at +250781462497. Access clearance must be obtained at least 3 hours before the actual time of the site visit.**





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12. Interested Bidders may obtain further information on this request for expression of interest (REOI) at UDL Head Office during office hours from 09:00 a.m. to 05:00 p.m. Local Time any working day before the submission deadline:

**Address:**

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

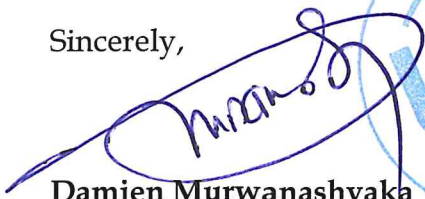
13. A typed Expression of Interest (EOI) with a detailed technical proposal written in English, clearly marked with the Tender Title and tender reference number shall be deposited at the Procurement Office of UDL not later than **October 25, 2024, at 10:00 a.m. local time (8:00 a.m. GMT)**. Online submission is not allowed.

14. Proposals will be opened with bidders' representatives who choose to attend on **25/10/2024 at 10:15 a.m. local time** in the Board Room of UDL HQ, 9th Floor /RSSB Building – Tower II. **Mock-up presentation sessions for the proposed business will follow the bid opening. These presentations will be scheduled for the same afternoon on the same day for all proposals received.**

15. At its sole discretion, UDL reserves the right to cancel the tender at any stage of procurement proceedings.

16. The procurement process shall comply with the UDL Procurement Manual.

Sincerely,

  
**Damien Murwanashyaka**  
Chief Executive Officer  
Ultimate Developers Ltd

