



Suitably qualified and experienced Companies are hereby invited to submit an Expression of Interest (EOI) for the following project for Debswana Diamond Company (Pty) Ltd:

**DOC1530633638 – EXPRESSION OF INTEREST (DESIGN, BUILD, OPERATE, AND MAINTAIN STAFF HOUSING IN JWANENG TOWNSHIP)**

## **1. BRIEF**

Debswana Diamond Company (Pty) Ltd, through its Jwaneng Underground Project, invites suitably qualified and experienced property developers, financial institutions, and/or pension funds to submit Expressions of Interest (EOI) for the **design, financing, construction, operation, and maintenance** of residential staff housing in Jwaneng Township, Botswana.

This housing initiative is in response to projected accommodation demands associated with the mine's transition from open pit to underground operations and aims to provide quality living solutions for employees and strategic partners.

## **2. SCOPE OF WORK**

The proposed development comprises **35 residential units** on Debswana-owned, fully serviced plots ranging in size from **498 m<sup>2</sup> to 1600 m<sup>2</sup>**, located within Jwaneng Township. The required units are as follows:

- 2 Executive Houses
- 18 High-Cost Houses
- 15 Medium-Cost Houses

The residential units will be leased for an initial term of **15 years**, with an option to extend for an additional **5 years**.

### 3. MINIMUM DESIGN REQUIREMENTS

Each housing category must, at a minimum, meet the following specifications:

- **Medium-Cost Houses:** 3 bedrooms (one en-suite), study, lounge, maid's quarters, single garage, solar water heating, and smart water/electricity metering.
- **High-Cost Houses:** 3 bedrooms (one en-suite), guest toilet, dining room, double garage, solar and electric water heating, boundary wall.
- **Executive Houses:** 4 bedrooms, swimming pool, electric fencing, intrusion alarms, CCTV provision, double garage and carport, air conditioning throughout.

Detailed design specifications, including finishes, kitchen appliances, security provisions, and entertainment areas, are provided in the full Scope of Work (SOW).

### 4. SPECIFIC REQUIREMENTS

Interested parties must demonstrate:

- **Technical Capability:** Proven ability to undertake full DBOM (Design, Build, Operate, Maintain) projects, including post-construction property management (rent collection, utilities, maintenance, municipal obligations).
- **Financial Capability:**
  - Demonstrated ability to finance real estate projects of similar nature and complexity, **with a minimum project value exceeding BWP 20 million.**
  - Evidence of available funding sources such as:
  - Proof of own funds
  - Letters of credit or financing from reputable institutions
  - Letters of good standing from financial institutions
- **Relevant Experience:** Successful completion of comparable residential developments, incorporating sustainability standards (e.g., Green Star, Green Building Council).
- **Project Planning:** A clear project execution plan supported by organizational structure, decision-making hierarchy, and reporting mechanisms.
- **Regulatory Compliance:** Adherence to the Buildings Development Control Code and all relevant permitting requirements (e.g., Department of Environmental Protection, BERA).
- **Rental Proposal:** Pricing structure per unit type, rental escalation model, and a full cost breakdown (including profit margins, financing costs, taxes, overheads, etc.).

## 5. EVALUATION CRITERIA

EOI submissions will be assessed based on the following weighted criteria:

- **Financial Capacity (30%):** Demonstrated ability to finance large-scale real estate projects.
  - Evidence of having completed projects of similar nature value at more than BWP 20 million
  - Availability of funding sources, including;
    - Proof of own funds
    - Letters of good standing from financial institutions
- **Organizational Capacity (20%):** Adequate personnel and project execution structure.
- **Project Management Methodology (15%):** Clear execution strategy and timelines.
- **Experience (20%):** Previous successful project delivery in similar developments.
- **Quality Assurance (15%):** Comprehensive QA/QC plan for project execution.

## 6. SUBMISSION GUIDELINES

Interested companies must submit an Expression of Interest including the following documentation:

1. Detailed company profile highlighting technical and financial capabilities
2. Audited financial statements for the most recent fiscal year
3. Curriculum vitae and professional certifications of key personnel
4. Organizational structure and proposed project methodology
5. Minimum of three references for similar completed projects
6. Comprehensive Quality Assurance and Quality Control (QA/QC) plan
7. Detailed rental pricing proposal, including full cost breakdown

### PARTICIPATION ON THE EOI

Interested bidders who wish to participate in the EOI should follow the Steps in Part 1

#### Part 1: Indicating Interest to Participate in the EOI

1. Register your interest by completing the form using the following link: <https://forms.office.com/r/D4JfqBSNNz> by 16:30hrs on **Friday, 09 May 2025**. Should you not be registered on SAP Ariba, please specify that you are not registered on the form. Joint ventures or consortia must submit a single expression of interest on behalf of the group and clearly state the nature of the partnership in the form.



## PART 2: Indicating Interest to Participate in the EOI (For Ariba Registered Suppliers)

1. Register your interest with Mr. Kago Bathobakae at [kbathobakae@debswana.bw](mailto:kbathobakae@debswana.bw) contact +267 76 944 318 on or before the **09 May 2025** by following the steps below:
  - a. Send an email (to the above email address) with the following details;
  - b. Subject of the Email, **"DOC2424010841 - Expression of interest (DESIGN, BUILD, OPERATE, AND MAINTAIN STAFF HOUSING IN JWANENG TOWNSHIP)"**.
  - c. Name of the Company (as registered in Part 1 above).
  - d. Name of the Contact persons; and
  - e. Contact Details of the Company (Phone Number, Email Address, and Postal and Physical Address).
2. Debswana will then invite you to participate in the Expression of Interest on **23 May 2025**.
3. Once invited by Debswana, you will receive an email notification that you have been invited to participate on the Expression of Interest.
4. Respond to the Expression of Interest and submit it through Ariba platform.

## SUBMISSION

All EOI's must be submitted by on or before **13 June 2025 at 1600hrs** via Email to Mr. Kago Bathobakae at [kbathobakae@debswana.bw](mailto:kbathobakae@debswana.bw).

Shortlisted companies scoring 60% or more in the evaluation will be invited for the subsequent Request for Proposal Stage.

For any inquiries please contact Mr. K. Bathobakae at Tel: +267 76 944 318 or e-mail: [kbathobakae@debswana.bw](mailto:kbathobakae@debswana.bw)

This tender notice can also be viewed at: <http://www.debswana.com/Supply-Chain/Pages/Current-Public-Tenders.aspx>

