

	EXPRESSION OF INTEREST (EOI)	OF EXPRESSION OF INTEREST FOR DESIGN-BUILD-OPERATE-MAINTENANCE - TRANSFER SCHEME FOR ULTRA- MODERN RETAIL SHOPPING CENTRE FOR BNSC
---	-------------------------------------	---

INVITATION FOR EXPRESSION OF INTEREST (EOI)

REFERENCE: BNSC/EOI/BDPMS/02/2026

1. Background

1.1 The Botswana National Sport Commission (BNSC) is a statutory body set up through the Act of parliament; BNSC ACT NO. 30 of 2014. BNSC is a company wholly owned by the Botswana Government. The BNSC owns land around the Stadium Precinct of approximately 100 hectares. The company has recently completed a Master Plan for the area which is now under implementation.

2. Purpose

- 2.1. The BNSC invites suitably experienced entities with the financial capabilities and proven track record in Design, Construction, Financing and Operation of an state of the art mixed used shopping centre at plot 82658 Notwane grounds, Gaborone, to express their interest and provide the above stated service.
- 2.2. The proposed site covers an area of approximately 7220 Square metres of prime real estate land owned by BNSC. The BNSC therefore cordially invites interested entities with reputable and eligible standing to submit an expression of interest (EOI) to provide the services for the Design-Build-Finance-Operation-Maintenance and Letting of the Project.

3. High Level Specifications

- 3.1. Notwane Retail Centre has several pieces designated for numerous uses including the following: **Mixed use Commercial, Mixed Use Civic (2x Basement Parking and Commercial on the ground floor, Parkade/Mixed Use (Multi-Storey Parking and Market Stalls, Taxi/Bus drop off point, Promenade linking Chuma Drive with National Stadium, Access Road to Notwane Grounds.**

- 3.2. The company/consultant must have completed at least three (3) to four (4) retail malls in Botswana or outside the country.
- 3.3. The company or consultant must be 100% citizen or majority shareholding as Botswana
- 3.4. Company or consultant must submit references or explicitly showcase their exceptional experience in the industry.

4. Prequalification Requirements

- 4.1. Company profile
 - 4.2. Company registration documents (CIPA)
 - 4.3. Tax clearance (BURS)
 - 4.4. Practicing Certificates, for example Real Estates, ERB...
 - 4.5. Description of similar design and construction project/projects undertaken by the entity
 - 4.6. Minimum of three (3) years independently audited financial statements
 - 4.7. Project Plan
 - 4.8. Technical capabilities (both the firm and key personnel)
 - 4.9. Experience in financing and operating the retail centres/mall
 - 4.10. General overview and concept for the proposed development
5. The prospective entities interested may associate to enhance their qualifications but must indicate in the EOI whether their association is in the form of a Joint Venture, Consortium or Sub-Consultancy. All members of such association should have real and well-defined inputs to the assignment and the same should be detailed in the EOI submission.
 6. Prospective developers should have previous experience and a strong track record of project development under Public Private Partnership arrangements. Eligible and interested developers may submit their Expression of Interest in the form of a bid which includes architectural designs (Site plan, Floor plan, Section, Elevations, 3D Renderings), Possible tenants, Preliminary Costs including revenue forecast. The BNSC will consider mixed use developments with demonstrated feasibility and value proposition.

BNSC will pre-qualify service providers based on assessment of the received EOI, using the information requested above. The short-listed service providers would then be invited to tender for the services by responding to the detailed invitation to tender (ITT).

7. Submission

An original and three (3) copies of the EOI must be submitted to the address listed below and no later than 1000hrs on the 10th April 2026 at 1100hrs. There will be a compulsory site visit on the 25th March 2026 at Notwane Grounds, National Stadium area, at 10:00 hrs. EOI received after the required submission time will not be eligible for consideration. Expression of Interest for Design-Build-Finance-

Operate-Maintain- Transfer Scheme for ultra-modern retail shopping Centre for
BNSC Plot Number 82658

The documents to be delivered to the following address;

Botswana National Sport Commission, Head Office
Finance Park Plot 145
Block B, 2nd Floor
Gaborone

8. Important Notice

This is not an invitation to tender. A full tendering process will be followed to invite potential suppliers prequalified and found to be capable of executing this project. Only successful applicants will be contacted for the tendering process. Nothing in this advert shall be construed to be a commitment on the part of BNSC.

Clarifications pertaining to this call for Expression of Interest may be obtained from the Procurement and Supplies Department during working hours from 0800hours to 1700hours at procurement@bnsco.bw; Tel: +267 367 4057.