

Republic of Zambia
MINISTRY OF YOUTH, SPORT AND ARTS

REQUEST FOR COMPETING PROPOSALS TENDER NO. MYSA/001/PPP/2026: LEGAL, TECHNICAL AND FINANCIAL PROPOSALS FOR THE DEVELOPMENT OF A SHOPPING COMPLEX ON NATIONAL HEROES STADIUM ON 3.6 HECTARES LAND IN LUSAKA, ZAMBIA THROUGH A PUBLIC PRIVATE PARTNERSHIP (PPP) MODEL

1. INTRODUCTION

The Ministry of Youth, Sport and Arts is a Government institution mandated to promote Youth, Sport and Arts Development in the country. The mandate of the Ministry draws its portfolio functions from the Gazette Notice No.1123 of 2021.

The Ministry of Youth, Sport and Arts is in receipt of an unsolicited proposal for the construction of a shopping complex on the National Heroes Stadium 3.6 hectares of land which was submitted in accordance with the PPP Act of No. 18 of 2023 section 40. The Government of Zambia through the Ministry of Youth, Sport and Arts is requesting eligible bidders to submit competing proposals in accordance with section 46 and 80 – 81 of the Public Private Partnership Act.

2. PROJECT SCOPE

The scope of works for the shopping complex includes but not limited to:

- Large Anchor Shops
- Medium Shops
- Small Shops

The complex should be suitable for Food courts, restaurants, and cafes, Entertainment areas including cinema, gaming zones and children's play areas. Others should include Open event and exhibition spaces for community and cultural activities, Administrative offices, security control rooms, public conveniences, Security fence, Supplementary green source of energy and Development of dedicated parking spaces for cars, buses, and motorcycles, to include smart parking management systems and well-designed entry/exit points to reduce congestion.

The Ministry of Youth, Sport and Arts intends to enter into a PPP arrangement on the Build, Operate and Transfer Model to implement the afore-mentioned project.

The project is expected to provide a number of outcomes, and these include: Economic Outcomes such as Increased Commercial Activity, Social Outcomes (Enhanced Consumer Experience, Community Engagement, Support for SMEs and Local Entrepreneurs) and Urban and Environmental Outcomes (Improved Accessibility and Infrastructure). It will also yield other benefits, including creation of jobs, transfer of technology and skills, as well as enhancement of revenue collection. The proposed partnership will also result in a win-win situation for both the private party and the Government.

3. INVITATION

This notice therefore invites local Small and Medium Enterprises (SMEs) who are legally, financially and technically competent private sector entities to submit competing proposals for the construction of a shopping complex on National Heroes Stadium land in Lusaka, Zambia.

Key to the private entity's team is a suitably qualified and experienced financier, technical contractor/service provider to undertake the implementation of the proposed project.

In this regard the Ministry of Youth, Sport and Arts invites for competing proposals from suitably qualified firms/consortia.

4. ELIGIBILITY

A Bidder, and all parties constituting the Bidder, shall meet the following criteria to be eligible to submit the competing bid:

- a) the Bidder has the legal capacity to enter into a contract;
- b) the Bidder is not:
 - i insolvent;
 - ii in receivership;
 - iii bankrupt; or
 - iv being wound up or liquidated;
- c) the bidder's business activities have not been suspended;

- d) the Bidder is not the subject of legal proceedings which would negatively affect the project;
- e) the Bidder has fulfilled tax obligations, social security contributions and any other statutory fees payable to Government;
- f) The Bidder shall be a natural person, private entity or any combination of them with the intent to enter into an agreement or under an existing agreement in the form of a Consortium or association. Unless otherwise specified in the responses provided in terms of this request for competing proposal, all parties shall be jointly and severally liable;
- g) Respondents shall not have a conflict of interest. All Respondents found to be in conflict of interest shall be disqualified. Respondents shall be considered to have a conflict of interest with one or more parties in this short-listing process, if they:
 - i have controlling shareholders in common; or
 - ii receive or have received any direct or indirect subsidy from any of them; or
 - iii have the same legal representative for purposes of submitting a request for competing proposal
 - iv have a relationship with each other, directly or through common third parties, that puts them in a position to have access to information about or influence on the application of another Bidder, or influence the decision of the Ministry of Youth, Sport and Arts, and PPP Office;
 - v participated as an advisor in the preparation of this request for competing proposal.
- h) A firm that is under a declaration of suspension by the Public Private Partnership Office or Zambia Public Procurement Authority at the date of submission of the application or thereafter, shall be disqualified.
- i) Respondents shall provide such evidence of their continued eligibility satisfactory to the Ministry of Youth, Sport and Arts, as the Public Private Partnership Office or Zambia Public Procurement Authority may reasonably request.

5. EVALUATION CRITERIA

The Ministry of Youth, Sport and Arts shall determine if any competing proposal is comparable in nature to the original unsolicited proposal. Ministry of Youth, Sport and Arts will evaluate the comparable competing proposal to the following criteria:

- a) legal requirements to be met by the parties to the project;
- b) scientific, financial, technical, or socio-economic merits of the proposal;
- c) affordability and value for money proposition in the project;
- d) financial model and key financial indicators;
- e) potential contribution of the proposal to the contracting authority's mission;
- f) innovative, independently originated and beneficial to the public;
- g) business case regarding a proposed project to include the project cost and how the concessionaire shall recoup their investment;
- h) novel methods, approaches or concepts demonstrated by the proposal;
- i) capabilities, related experience, facilities, or techniques of the bidder or unique combinations of these qualities that are integral factors for achieving the proposal's objectives;
- j) qualifications, capabilities and experience of the proposed team leader or key personnel, who are critical to achieving the proposal's objectives;
- k) type of public-private partnership model submission;
- l) any other factors appropriate to a particular proposal, technical requirements in the form of scope of work of a project.

Proposals should include a power of attorney, authorizing the signatory of the proposals to commit the entity. In the case of a consortium, all the members should submit power of attorney in favour of the lead member.

Entities may be required to form an appropriate Special Purpose Vehicle, incorporated as a company limited by shares, with the Patents and Companies Registration Agency in Zambia to execute the agreement and implement the project.

6. CLARIFICATIONS

Interested local and international investors, contractors and/or operators may submit queries and seek clarifications in writing in hard copy or via email to the Head Procurement and Supplies Unit, Ministry of Youth, Sport and Arts, New Government Complex, 11th Floor, off Independence Avenue, Kayombo Road, Kamwala, Telephone number: +260977876568 or +260977123436 and Electronic mail address: Chiluya.Mumba@mysa.gov.zm and Julie.Mwikisa@mysa.gov.zm. Such written queries should be received in hard copy or by email at least seven (7) calendar days before the closing date.

The Institution shall endeavour to respond to the questions raised or clarifications sought by the Applicants. However, the Institution reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Institution to respond to any question or to provide any clarification.

7. SUBMISSIONS

Proposals comprising one (1) original and six (6) copies, as well as proof of payment (bank deposit slip or bank transmission copy) of a non-refundable fee of USD 2,500, should be submitted in sealed envelopes, clearly marked **"COMPETING PROPOSAL FOR THE CONSTRUCTION OF A SHOPPING COMPLEX ON NATIONAL HEROES STADIUM LAND IN LUSAKA ZAMBIA THROUGH A PUBLIC- PRIVATE PARTNERSHIP ARRANGEMENT"**.

Proposals should be addressed to: The Head-Procurement and Supplies Unit, Ministry of Youth, Sport and Arts, P.O Box 50195, and must be deposited in the tender Box on the 11th Floor at Ministry of Youth, Sport and Arts, New Government Complex, Kayombo Road, off Independence Avenue. A non-refundable fee of USD 2,500 should be deposited in the Ministry of Youth, Sport and Arts, **Account Number 2016357300765 ZANACO Bank, Government Complex Branch.**

This advertisement is first issued on the 3rd March, 2026 and shall run for one (1) month up to the closing date for the receipt of proposal which is 1st April, 2026 at 10:00 hours. The bids shall be opened immediately after closing in the presence of the bidders or their representatives.

8. COSTS FOR PREPARING REQUEST FOR PROPOSAL

The Applicants shall be responsible for all of the costs associated with the preparation of their Applications and their participation in the Process. The Ministry of Youth, Sport and Arts will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Process.

9. RESERVATION OF RIGHTS

The Ministry of Youth, Sport and Arts, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to;

- a) suspend and/ or cancel the Process and/ or amend and/ or supplement the process or modify the dates or other terms and conditions relating thereto;
- b) consult with any Applicant in order to receive clarification or further information;
- c) retain any information and/ or evidence submitted to the Ministry by, on behalf of, and/ or in relation to any Applicant; and/ or
- d) independently verify, disqualify, reject and/ or accept any and all submissions or other information and/ or evidence submitted by or on behalf of any Applicant.

10. LIMITATION OF DAMAGES

The Ministry of Youth, Sport and Arts shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to the Request for Competing Proposals or the Process, including any error or mistake therein or in any information or data given by the Ministry of Youth, Sport and Arts.

It shall be deemed that by submitting the Application, the Applicant agrees and releases the Ministry of Youth, Sport and Arts, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder and the Bidding Documents, pursuant hereto, and/ or in connection with the Process, to the fullest extent permitted by applicable law, and waives any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future.

11. CONFIDENTIALITY

Any information supplied by Applicants shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional advisor advising the Ministry in relation to, or matters arising out of, or concerning the Process. The Ministry will treat all information, submitted as part of Application, in confidence and will require all those who have access to such material to treat the same in confidence. The Ministry may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or is to enforce or assert any right or privilege of the statutory entity and/ or the Ministry or as may be required by law or in connection with any legal process.

SUBMISSIONS RECEIVED LATER THAN THE TIME AND DATE INDICATED SHALL NOT BE CONSIDERED.

**Head-Procurement and Supplies Unit
For/Permanent Secretary,
Ministry of Youth, Sport and Arts,
P. O Box 50195,
New Government Complex, Kayombo Road,
off Independence Avenue, Kamwala.**