



**ISHYAKA RIHARANIRA DEMOKARASI
N'IMIBEREHO MYIZA Y'ABATURAGE**

*Parti Social-Démocrate
Social Democratic Party*



**REQUEST FOR EXPRESSIONS OF INTEREST (EOI) No. 01/EOI/PSD/KICUKIRO
DEVELOPMENT OF A COMMERCIAL COMPLEX**

**Prequalification of Consultants for Architectural and Technical Design and
Supervision of construction Works**

Project Title

Development of a commercial Complex

Project Location

Kigali, Rwanda

Client

Parti Social Démocrate (P.S.D.)

1. Background

The "Parti Social Démocrate" (P.S.D.) intends to develop and modernize its land property located in Kicukiro District, Kigali City, UPI: 1/03/04/03/1123 with a total area of 2,560 sqm. In order to ensure optimal use of the site, the Client seeks to engage an independent architectural firm to undertake a comprehensive preliminary assessment of the land, its urban context, and development potential. This assessment will inform the preparation of a detailed project brief, including recommendations on the most suitable development approach and a financially viable model that maximizes returns on investment.

Following the development of the project brief, the appointed firm will be required to propose a conceptual design scheme aligned with the identified development strategy. This scheme will illustrate an appropriate infrastructure solution tailored to the site and its economic potential. Based on the submitted briefs and design proposals, the Client will subsequently select the most suitable consultant to proceed with the detailed design and implementation of the project.

The envisioned development is expected to align with the City of Kigali Master Plan, emphasizing sustainability, cost efficiency, energy-saving technologies, water conservation, and environmentally responsible infrastructure.



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2. Objective of the Request for Expressions of Interest

The objective of this Request for Expressions of Interest (EOI) is to prequalify architectural firms that will be invited to participate in a national architectural design competition. The selected firm will be responsible for architectural and engineering designs, preparation of technical documentation, and supervision of construction works.

3. Eligibility Criteria

- Minimum of 8 years of experience in architectural and technical design and supervision of similar projects.
- Proven experience in national and international projects (preferably in Rwanda and Africa).
- Availability of qualified personnel and necessary equipment.

4. Submission Requirements

- Company profile and legal registration documents.
- Registration certificate with national architectural professional body.
- Valid tax clearance certificate.
- Average annual turnover for the last three years.
- Evidence of at least three similar projects completed in the last five years.
- List and CVs of key personnel with relevant experience.

5. Evaluation Criteria

N°	Criteria	Rating
1	National and International professional references and experience	25
2	Specific references with commercial complexes and apartments facilities projects	30
3	Average annual turnover for the last three years	10
4	Qualification and work experience of the proposed team	25
5	The presentation of the file	10
		100

6. Submission Procedure

Interested firms must submit three (3) hard copies (one original and two copies) in a sealed envelope clearly marked:



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EXPRESSION OF INTEREST No. 01/EOI/PSD/KICUKIRO COMPLEX

To be opened only during the opening session

Address:

Parti Social Démocrate (P.S.D.)

Kigali, Rwanda

Tel: 0788614581

Email: psd200891@yahoo.fr

7. Important Notice

- Based on the received offers and the rating, 6 firms maximum will be invited to participate to the architectural competition and to present their financial offers according to the following provisional calendar: Estimated date for competition invitation: 29 May 2026.
- This notice is not a tender invitation. Only prequalified firms will be invited to participate in the competition.
- Parti Social Démocrate (P.S.D) reserves the right to accept or reject any submission.

Done at Kigali, April 13th, 2026

MUZANA Alice
Ag. Secretary General
Parti Social Démocrate (P.S.D.)