

DAR RAPID TRANSIT AGENCY



Request for Expression of Interest to Invest in Transit-Oriented Development (TOD) at Gerezani BRT Terminal in Dar es Salaam.

The **Dar Rapid Transit (DART) Agency** is a Governmental entity established by **Government Notice (GN) No. 120 of 25th May 2007** under the **Executive Agencies Act No. 30 of 1997**. The agency's mandate is to **plan, develop, and manage an efficient public transport system** in Dar es Salaam to reduce traffic congestion, promote sustainability, and improve urban mobility.

1. The Agency owns a parcel of land in a prime area located at Gerezani, Ilala District in Dar es Salaam, measuring approximately a total of $19,000m^2$, which is planned for accommodating **TRANSIT-ORIENTED DEVELOPMENT(TOD)**. The area **is divided into two lots**:
 - a) Lot One: 8,000 square meters
 - b) Lot Two: 11,000 square meters
2. Developers may express interest in developing either one or both lots. Each lot must be submitted separately but under the same conditions and address.
3. The objective is to transform the Gerezani BRT Terminal into a more appealing customer-oriented hub to complement the transport services with them, but not limited to: -
 - i. **Supermarkets**
 - ii. **Retail Shops/Stores**
 - iii. **Malls**
 - iv. **Residential and**
 - v. **Small Traders (Machinga)**
 - vi. **Parkings**
4. To foster BRT services, the Agency plans to develop the referred piece of land under a Joint Venture model in a form to be agreed upon by both parties (investors).

Therefore, the agency seeks an eligible, reputable, competent investor(s) who powerfully demonstrates the appropriate muscles, experience, and expertise in designing and investing in the referred TOD at Gerezani BRT Terminal.
5. The developer may express interest in a Joint Venture (JV), but the JV must still meet all legal and technical requirements, with defined roles and responsibilities for each member.

6. This advert serves to invite sealed submission of the Expression of Interest from eligible and reputable investors to formally express their interest in investing in the referred TOD at Gerezani BRT Terminal under the Joint Venture or Design, Build, Finance, Operate/Maintain and Transfer **(DBFOMT)** Arrangements.
7. Those who are interested and find themselves to be eligible for investing in the referred TOD MUST avail the Agency with the following paper qualifications: -
 - i. Expression of Interest letter
 - ii. Company Profile
 - iii. Document establishing the company (certified copies)
 - iv. Pre-proposal design
 - v. Feasibility study/business plan
 - vi. Proposed financing model
 - vii. Cost estimates
 - viii. Audited Financial Statement for the past-three (3) years
 - ix. Profit-Sharing Proposal
 - x. Proof of experience investing in a similar large-scale project for at least **Seven (7) years** worth at least **Tsh 100 billion**.
8. Expression of Interest MUST be accompanied by a proof of availability of funds for the proposed TOD project in either form from the reputable financing institution(s)
9. **NOTE:** This is not an invitation to tender
10. Interested investors who may wish to visit the area for the proposed TOD are humbly encouraged to do so and should contact the responsible Officer via Mobile No. +255 784632208 effectively from 16th October, 2024 to 30th October 2024.
11. A request for clarification MUST be in writing and reach the office of the undersigned at the latest five (5) days before the deadline for submission of the expression of interest.
12. The Agency has the mandate to accept or reject any submission and, if necessary, may annul the entire expression of interest process at any time without consideration for the interested investors.
13. Expression of interest in a sealed envelope marked **“EXPRESSION OF INTEREST FOR TRANSIT ORIENTED DEVELOPMENT (TOD) AT GEREZANI BRT TERMINAL** must be submitted on or before 30th October 2024 and should be either physically or electronically delivered to the address below:

Chief Executive
Dar Rapid Transit Agency,
Ubungu Maji, Morogoro Road,
P.O. Box 724,
DAR ES SALAAM, Tanzania.
Email: ce@dart.go.tz