



**Zimbabwe Council of Churches**

Zimbabwe Council of Churches  
27 St. Patricks Road,  
Hatfield, Harare, Zimbabwe  
+263 04 755 745  
+263-4-572122 / 573073  
www.zcc-eco.org

## **CALL FOR TENDERS**

### **Renovation of Zimbabwe Council of Churches Property**

- Location: Number 25 Robson Manyika Street (Stand 604 Salisbury Township), Harare CBD
- Valuation as at 31 December 2024: USD 900,000
- Land Area: 592 square meters
- Tender Reference: ZCC/RENOV/2025/01

### **1. Introduction**

The Zimbabwe Council of Churches (ZCC) invites qualified and experienced contractors and concession tenders, development-tenants to submit proposals for the partition and renovation of an investment property located in the Central Business District of Harare. The renovation aims to improve the property's rental yield by upgrading it to meet current tenant preferences—particularly retail and office users seeking partitioned lettable spaces.

### **2. Scope of Works**

Bidders are expected to:

- Assess the current condition of the property.
- Propose a cost-effective renovation plan focused on maximizing rental income.
- Include designs or layout plans showing partitioned spaces suitable for retail and office tenants.
- Address accessibility, security, energy efficiency, and modern tenant expectations.
- Consider both interior and exterior improvements.

### **3. Submission Requirements**

All proposals must include:

- A company profile and proof of registration.
- Tax clearance
- NSSA certificate
- Previous experience with similar projects (preferably in CBD commercial renovations).
- Technical approach and project execution plan.
- Detailed cost estimates and bill of quantities.
- Proposed project timeline and deliverables.
- Value proposition: how the renovation will enhance rental income potential.
- Proposed maintenance or sustainability strategies post-renovation.

### **4. Site Inspection**

A mandatory site visit will be held on the 28<sup>th</sup> of April 2025 at 1400hrs, to give interested bidders an opportunity to inspect the property. Attendance is required for all bidding contractors.



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## 5. Evaluation Criteria

Proposals will be evaluated based on:

- Technical soundness and feasibility.
- Cost-effectiveness and potential return on investment.
- Experience and capacity to deliver.
- Innovation and design quality.
- Timelines and project management plan.

## 6. Submission Details

All physical bids must be submitted in sealed envelopes at number Zimbabwe Council of Churches Offices at number 27 St Patricks Road Hatfield clearly marked:  
“ZCC Renovation Tender – 25 Robson Manyika Street”

Submissions can be emailed to [procurement@zccinzim.org](mailto:procurement@zccinzim.org)

A tender fee of **USD100** shall be paid in cash or deposited into

**ACCOUNT NAME:** Zimbabwe Council of Churches

**BANK:** First Capital Bank

**BRANCH CODE:** 2157

**ACCOUNT NUMBER:** 21571050242-(USD)

**BRANCH NAME** NGO Centre

**IBAN NUMBER:** INC\_SB7

**BANK ADDRESS:** 2 Premium Close, Mt Pleasant, Harare, Zimbabwe

**Deadline for submission: 1500hrs 5 May 2025**

*(Tender opening shall be immediately after closing time)*

7. Contact for Clarification

For any inquiries or clarifications, please contact:

Tafadzwa Chakuzira

Phone: 0788677538

Email: [tafadzwa.chakuzira@zcc-eco.org](mailto:tafadzwa.chakuzira@zcc-eco.org)

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ZCC Reserves the Right

To accept or reject any bid wholly or in part, and is not bound to accept the lowest or any bid.

We reserve the right to cancel the tender in the part in full.



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## **ADDENDUM 1: GENERAL SCOPE OF WORKS**

The bidder is required to provide a design the brief is open and install solution whose objectives is not only limited to:

- i. Dry wall and glazed SME cubicles which can accommodate retailed of dynamic day to day non-perishable consumables, electronic and mobile devices, kitchenware and light electrical gadgets, clothing amongst others.
- ii. The market partitions to comply with the relevant public safety in particular fire, health requirements and other operational protocols.
- iii. Ensuring that security for both retailers and consumers is adequately addressed with possibility of future space monitoring devices such as CCTV. Human circulation within the arcade is of utmost importance.
- iv. Maximise space usage without compromising the stocking density.



2.1 SPECIMEN IMAGES [Illustrating the possible concepts]