

# UCDA Office Accommodation

**Sector:** Property Development

**Location:** Kampala

## Project Overview

The Uganda Coffee Development Authority (UCDA) intends to relocate its head offices from its current location at Plot 35 Jinja Road, Kampala, to Plot 9/11 Baskerville Avenue, Kololo, Kampala using the PPP method. The proposed UCDA head office building will comprise two separate towers; one dedicated to housing the UCDA staff and the other tower shared with the private sector. The private sector's profit-earning facilities, developed as an ancillary project to this project, will be implemented on a self-sustaining business basis, and part of the profit will be shared with UCDA. The new development will be a one-stop centre for all national coffee development needs – coffee products R&D, quality control, and promoting production and marketing.



## Project Detail

### IMPLEMENTING AGENCY

Uganda Coffee Development Authority

### PRIVATE SECTOR COMPANIES

To be procured

### SCOPE OF WORK

Design, Construction, Operation & Maintenance of UCDA office accommodation

**TYPE OF PPP:** DBFO

**PROJECT VALUE:** Approx. UGX 30 billion

### CONTRACT DURATION

UCDA Office Accommodation: to be determined

Commercial Property Development: to be determined

## Key Features

- In the building planning concept, modern office space design will be integrated, characterized by enclosed offices for maximum visual and acoustic privacy for executives, as well as open modular offices with demountable partitioning, meeting rooms, ancillary rooms, and other facilities for staff members, including facilities for PWDs
- The private party will develop and generate third-party revenue from the second tower based on the current property market demand in the area

# Soluble Coffee Processing Plant

**Sector:** Agro-processing

**Location:** Kampala

## Project Overview

In line with National Development Plan (NDP) III, Agro-Industrialization Programme, the Coffee Roadmap, the Coffee Sub-Sector Strategy (2020/21 – 2024/25), and the UCDA strategic plan (2020/21 – 2024/25); UCDA in partnership with Uganda Development Corporation (UDC) plans to establish a soluble coffee processing plant in Uganda using the PPP method. This plant is one of the core projects in NDP III and a priority in the Agro-Industrialization program as it contributes to increasing labor productivity in the coffee value chain and increasing Uganda’s competitiveness through increased value addition. Additionally, it is in line with the NDP III export-oriented strategy to increase foreign earnings, given the large and growing market for soluble coffee globally.



## Project Detail

### IMPLEMENTING AGENCY

Uganda Coffee Development Authority

### PRIVATE SECTOR COMPANIES

To be procured

### SCOPE OF WORK

Build and own the soluble coffee processing plant

**TYPE OF PPP:** BOO

**PROJECT VALUE:** Approx. USD 50 million

### **CONTRACT DURATION**

In perpetuity, subject to land lease terms and conditions

### **Key Features**

- Uganda is the only country in Africa with sufficient raw materials (Robusta and Arabica coffee beans) locally available throughout the year and yet it is the only major producing country without a soluble coffee plant.
- Prevailing export prices offer a sufficient margin to the soluble coffee plant to cover major costs

## **ICT/BPO Park**

**Sector:**

**ICT**

**Location:**

**Entebbe**

### **Project Overview**

In 2015, H.E. The President offered 16.38 acres of land at Lunyo Entebbe to NITA-U to set up an ICT/BPO Park. In 2021 the President directed National Information Technology Authority, Uganda (NITA-U) to develop the Park in partnership with BSMart Technologies Ltd using the PPP method. The project components are; National Security Surveillance Center, BPO, innovation/incubation hub, data center, Oil & Gas facility, and an exhibition hall, all housed in 5 buildings. Following the President's directive, Cabinet approved the direct procurement of BSMart Technologies Ltd per the PPP Act, NITA-U after consultations with the Ministry of Energy, Ministry of Security, Uganda Investment Authority, and Uganda Revenue Authority issued tender documents and in the process of finalizing the procurement.



### **Project Detail**

**IMPLEMENTING AGENCY**

National Information Technology Authority, Uganda

**PRIVATE SECTOR COMPANIES**

BSMart Technologies Ltd

**SCOPE OF WORK**

Concession to build, finance, and operate the IT Park

**TYPE OF PPP:** BDFO

**PROJECT VALUE:** Approx. USD 180 million

**CONTRACT DURATION**

To be agreed

**Key Features**

- The project components are; National Security Surveillance Center, Business Process Outsourcing (BPO), innovation/incubation hub, data center, Oil & Gas facility, and an exhibition hall, all housed in 5 buildings
- The project will be a catalyst for job creation – 100,000 jobs and spur the growth of the knowledge/digital economy as well as accelerate the deployment of E-Government

## Gulu Logistics Hub

**Sector:**

**Logistics**

**Location:**

**Gulu**

**Project Overview**

Gulu Logistic Hub is a state-of-the-art integrated logistics facility that is being developed in Gulu on land measuring 11.2 Ha. The Hub is strategically placed, connected to international roads linking Mombasa to Kampala to Juba. The Hub is also linked by rail to Mombasa. Phase I of the project has been developed comprising ng container yard, container freight station, administration block, internal roads and pavement, and other auxiliary infrastructure. Uganda Railways Corporation, the implementing agency, intends to procure a private party to operate and maintain Phase I of the Project and to finance and implement Phase II of the Project which entails expansion of the facility to handle more than 20,000 TEUs per month.



## **Project Detail**

### **IMPLEMENTING AGENCY**

Uganda Railways Corporation

### **PRIVATE SECTOR COMPANIES**

To be procured

### **SCOPE OF WORK**

Phase I: Operate and Maintain Hub facilities

Phase II Design, Construction, Operation & Maintenance of additional Hub facilities

**TYPE OF PPP:** DBFO

**PROJECT VALUE:** Approx. USD 14 million

### **CONTRACT DURATION**

To be determined

## **Key Features**

- The hub will act as a designated area for the transportation, organization, separation, coordination, and distribution of goods for national and international transit on a commercial basis

- The hub will essentially provide storage, distribution, customs clearance, trucking, shipping, offices, and value-added services (packaging, re-export, etc.) to users

## Inland Container Depot

**Sector:** Logistics **Location:** Mukono

### Project Overview

The project is divided into two phases.

Phase one: establishment of anchor infrastructure such as: administrative building up to first level; workshop sheds, customs bonded warehouses, security and guard house, weigh-bridge, container handling and storage areas, container hard stand, perimeter wall, access roads, parking and provision of utilities had been completed in 2014 and is currently operational.

Phase II works (PPP) which will consist of grain silos, completion of the administrative building, oil tank farm, commercial restaurant, rail siding, Police building including firefighting amenities, clinic, water reservoir, LPG storage facilities and ICT facilities.



Proposed PPP structure is Lease Develop and Operate model i.e. leasing of the existing assets and for the private party to implement Phase II works and operate the facility for a period of 25 years

### Project Detail

#### IMPLEMENTING AGENCY

Uganda Railways Corporation

#### PRIVATE SECTOR COMPANIES

To be procured

#### SCOPE OF WORK

Phase I: Operate and Maintain Hub facilities

Phase II Design, Construction, Operation & Maintenance of additional Hub facilities

**TYPE OF PPP:** DBFO

**PROJECT VALUE:** Approx. USD 14 million

**CONTRACT DURATION**

To be determined

**Key Features**

- The hub will act as a designated area for the transportation, organization, separation, coordination, and distribution of goods for national and international transit on a commercial basis
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# Kyambogo University Students’ Accommodation

**Sector:** Housing **Location:** Kampala

**Project Overview**

Kyambogo University wishes to construct student’s halls of residence that will accommodate 10,000 students. The halls of residence are expected to be 8 blocks with 4 designated for males and another 4 for females and include entertainment area, cafeteria, a lobby, laundry area, administrators’ offices and self-contained rooms. The project will be required to meet international housing requirements of quality and safety for the students and comply with the infrastructure requirements for Universities as specified by National Council for Higher Education. The University Council has approved the project for implementation using the PPP method



**Project Detail**

**IMPLEMENTING AGENCY**

Kyambogo University

**PRIVATE SECTOR COMPANIES**

To be procured

### **SCOPE OF WORK**

Design, Build, Finance and Operate student halls of residence

**TYPE OF PPP:** DBFO

**PROJECT VALUE:** Approx. USD 10 million

### **CONTRACT DURATION**

To be determined

### **Key Features**

- Kyambogo University has experienced an increase in student enrolment, from 6,500 in the 2003/2004 academic year to 34,257 in the academic year 2019/2020, tremendously overstressing student accommodation facilities at the University. The project will bridge the gap between the overwhelming demand for student accommodation at the University
- The project will positively impact the enrolment of students, their academic performance; safety, and access to student support systems within the University. Better accommodation facilities may also lead to higher enrolment in international student exchange programs.

## **Kyambogo University Business Centre**

**Sector:** Property Development

**Location:** Kampala

**Project Overview**



Kyambogo University is located near an industrial area, off the Kampala Jinja highway. The University is isolated from any well-developed commercial services, which is a challenge to the students and staff community, who end up going to Banda and Kireka slums for low quality services. For better services, the University Community have to go as far as Ntinda, Lugogo or Kampala city Centre, which is inconveniencing in terms of time and cost of travel. The Business Centre will mainly include commercial spaces and other facilities such as conference facilities, offices, secretarial services, entertainment, restaurants, accommodation facilities, book store, children’s play areas and any other relevant services. The project has been approved by the University Council as a PPP project.



## **Project Detail**

### **IMPLEMENTING AGENCY**

Kyambogo University

### **PRIVATE SECTOR COMPANIES**

To be procured

### **SCOPE OF WORK**

Design, Build, Finance, and Operate a multi-purpose business centre

**TYPE OF PPP:** DBFO

**PROJECT VALUE:** Approx. USD 7 million

### **CONTRACT DURATION**

To be determined

## **Key Features**

- The University population comprises 934 teaching and non-teaching staff plus about 34,257 students. The proposed Centre will cater to this entire population as well as the surrounding areas of Kyambogo, Banda, and Ntinda, among others

- Profits from the business complex will be shared with the University to generate additional income for the University.

## Kyambogo University Sports Complex

**Sector:**

**Sports**

**Location:**

**Kampala**

### Project Overview

Kyambogo University wishes to construct a multipurpose sports complex with a multipurpose indoor arena, outdoor courts, and a swimming pool that will house basketball, volleyball, netball, handball, badminton, futsal, swimming, and water polo among others. The multipurpose indoor arena will also be able to house other entertainment and conference functions and graduations with a seating capacity of up to 5000 people and with parking for over 340 cars. Currently, the only indoor facility in Kampala is the MTN Arena in Lugogo which hosts the majority of the national, regional and international competitions. With the development of the indoor sports facility at the University, we shall be able to create an alternative facility where such competitions shall be held and thereby generate income for the University



### Project Detail

#### **IMPLEMENTING AGENCY**

Kyambogo University

#### **PRIVATE SECTOR COMPANIES**

To be procured

#### **SCOPE OF WORK**

Design, Build, Finance, and Operate the sports complex

**TYPE OF PPP:** DBFO

**PROJECT VALUE:** Approx. USD 6 million

## CONTRACT DURATION

To be determined

## Key Features

- The university is located within the central business district of Kampala which makes it ideal and accessible to different stakeholders who would wish to use its facilities for recreational, health, and entertainment purposes. Hence the potential for the facility to generate income
- The facility shall be used as a sports academic teaching facility and laboratory where students pursuing courses in physical education and sports shall be trained. This shall therefore make the University a one-stop centre for sports education in Uganda.

# Kampala - Jinja EXPRESSWAY PROJECT

**Sector:**

**Transport**

**Location:**

**Kampala/Jinja**

**Rote Corridor:**The Kampala-Jinja Expressway route corridor is largely greenfield (new alignment) that links with Kampala Flyover project alignment to the west, the Source of the Nile Bridge to the East, The Kampala Northern Bypass to the North and the Kampala-Entebbe Express Spur to Munyonyo on the Southern side.

## Project Overview

The Government represented by UNRA is seeking to partner with the private sector to Design, Build, Finance, Operate and Transfer a limited access 95km tolled expressway. The project comprises the following components:

- (i) 77km of the Kampala-Jinja mainline expressway of 4+4 lanes for the first 3km, 3+3 lanes for the next 17 km then 2+2 lanes for the remaining 57 km with a design speed of up to 120kph; and,
- (ii) 18km Kampala Southern Bypass (Urban Expressway) of 2+2 lanes with a design speed of up to 100kph.



The Kampala Jinja Mainline and the Kampala Southern Bypass collectively form the Kampala Jinja Expressway Public Private Partnership Project (KJE).

## Project Detail

## **IMPLEMENTING AGENCY**

Uganda National Roads Authority

## **PRIVATE SECTOR COMPANIES**

To be procured

## **SCOPE OF WORK**

The project will cover Design, Construction, Operation and maintenance (incident management, intelligent Transportation System), Tolling (toll collection and providing required Tolling Infrastructure, and Hand Back of Facility after 30 years.

**TYPE OF PPP:** DBFOMT

**PROJECT VALUE:** Approx. USD 1.2Bn

## **CONTRACT DURATION**

30 Years

## **Key Features**

30-year Availability Based Design Build Finance Operate Maintain and Transfer (DBFOMT) with a Toll pass through to the Government of Uganda (GoU): Gou sets the toll rates but the private operator collects tolls and forwards them to Gou. In return, Gou pays the operator a fixed fee subject to the expressway meeting agreed operational standards/ output specifications. The project scope includes:

- Design: preparation of all design and construction documents for the project in accordance with prescribed design standards and the contract specifications;
- Construction: construction of the project in accordance with contract documents and prescribed output performance specifications;
- Operation and maintenance: operation and maintenance of the Project in accordance with the Operations and Maintenance Requirements;
- Tolling: toll collection as well as providing the required Tolling Infrastructure, including but not limited to Toll Plazas, gantries, associated signage, Tolling Equipment, support buildings and related civil work, generators, communications, utilities, and toll collection system.
- Intelligent Transportation system: design, construction, integration, operation, and maintenance of the Intelligent Transportation Systems (ITS) that shall be deployed to support traffic management and operations along the Expressway;
- Utility relocation: coordination, scheduling, negotiations and agreements, permits, reviews, cost, and any design and construction activities associated with any required utility relocation/ adjustments.

Hand Back of Facility: hand back the operations and maintenance of the facility to UNRA at the end of the 30-year concession period

# Uganda Rural Water Development Project

**Sector:** Water **Location:** National

The Uganda Rural Water Development Project is a project by the Ministry of Water and Environment (MWE) to develop a new and sustainable underground water supply network targeting water-stressed parts of the country. The project will deliver volumes of fresh water from a wide network of large diameter high yield wells with distributed piping systems and kiosks to rural areas countrywide.

Uganda’s current population is approximately 45 million people. 82.6% of this population lives in rural areas. Based on MWE’s data, 37.5% of the rural population have no access to a safe source of water. In most of these areas, domestic water is derived from traditional wells and boreholes that are relatively shallow and yield small volumes of water. These water sources are also considered generally unsafe. The project is therefore justified by the need to provide sustainable amounts of safe water for domestic use in areas that are traditionally water stressed.

## Project Detail

### IMPLEMENTING AGENCY

Ministry of Water and Environment

### PRIVATE SECTOR COMPANIES

To be procured

### SCOPE OF WORK

Design, Build, Finance, Operate, and Maintain

**TYPE OF PPP:** DBFO

**PROJECT VALUE:** Approx. USD 625 million

### CONTRACT DURATION

**25 Years**

# BUSITEMA UNIVERSITY BUSINESS COMPLEX

**Sector:** Property Development

**Location:**

**Busia**

Busitema University is a science-based public University in Eastern Uganda. The Busitema University Multi-purpose Business Complex is a project to construct a business centre to provide the necessary auxiliary and complimentary services around the University community to facilitate an effective teaching and learning environment.

The facility will provide services such as a shopping mall for both students and staff, restaurants, takeaway points for Malaba-Jinja high way, banking facilities including ATMs, stationery services, a fuel station and car washing bay, recreational facilities, accommodation facilities, Pharmacies, Hairdressing, and other services.

## **Project Detail**

### **IMPLEMENTING AGENCY**

Busitema University

### **PRIVATE SECTOR COMPANIES**

To be Procured

### **SCOPE OF WORK**

Design, Build, Finance, and Operate and maintain

**TYPE OF PPP:** DBFO

**PROJECT VALUE:** Approx. USD 5Bn

### **CONTRACT DURATION**

20 Years

## **Kampala Waste Management Project**

**Sector:** Waste Management

**Location:**

**Mukono**

## Project Overview

The Kampala Capital City Authority (“KCCA”) is responsible for the entire Solid Waste management (SWM) chain within the Kampala Capital City and the Greater Kampala Metropolitan Area boundaries including waste collection, transportation, safe disposal and treatment.

Approximately 480,000 tons of Municipal Solid Waste is deposited at Kiteezi annually, translating to about 1,300 tons per day. The Kiteezi landfill, covering about 12ha, was constructed in 1996 in Nangabo Sub-Country of Wakiso District, 13 kilometers north of Kampala city. The site is not currently operated as a



sanitary engineered landfill and has now reached its maximum capacity with the height of the landfill, steep slopes and the lack of compaction giving rise to stability concerns.

KCCA acquired 135 acres of land located in Dundu, Mukono district (40km from Kampala) to establish a state of the art integrated waste disposal, treatment, materials and resource recovery facility to optimize the waste management value chain. KCCA thus seeks a private party to design, build, finance, operate, maintain and transfer a sanitary engineered landfill at Ddundu with associated treatment facilities capable of diverting a minimum of 35% of accepted waste from the landfill.

Once operational, Ddundu is expected to serve areas under KCCA’s jurisdiction and the neighboring districts of Mukono and Wakiso.

## Project Detail

### IMPLEMENTING AGENCY

Kampala Capital City Authority

### PRIVATE SECTOR COMPANIES

To be procured

### SCOPE OF WORK

Design, build, finance, operate and transfer a sanitary engineered landfill at Ddundu with associated treatment facilities capable of diverting a minimum of 35% of accepted waste from the landfill.

**TYPE OF PPP** DBFOMT

**PROJECT VALUE:** Approx. US\$ 60 million

### CONTRACT DURATION

15 Years

## Key Features

The main infrastructure components to be developed by the private party include:

- A 1,100-metre access road (macadam/gravel);
- A waste treatment area (asphalt concrete surfacing) covering approximately 6 ha.;
- Three waste disposal areas including eight cells covering approximately 35.6 ha including maintenance roads and ditches;
- A simple waste sorting (MRF) will be integrated with the composting plant to pre-sort waste on arrival at the treatment facility;
- A Reverse Osmosis leachate treatment plant;
- A waste treatment area basin with a capacity of 3, 600 tons;
- A landfill leachate basin with a capacity of 9,000 tons.
- A landfill gas collection system and landfill gas-fired power plant;
- Water management infrastructure, including ditches, drainpipes and sewers;
- General infrastructure including fencing, gates, service roads;
- Site offices, maintenance building, and weighbridge building;
- Landfilling machinery and equipment; and
- An Environmental Monitoring System.

# UNCC Land Redevelopment Project

**Sector: Property Redevelopment**

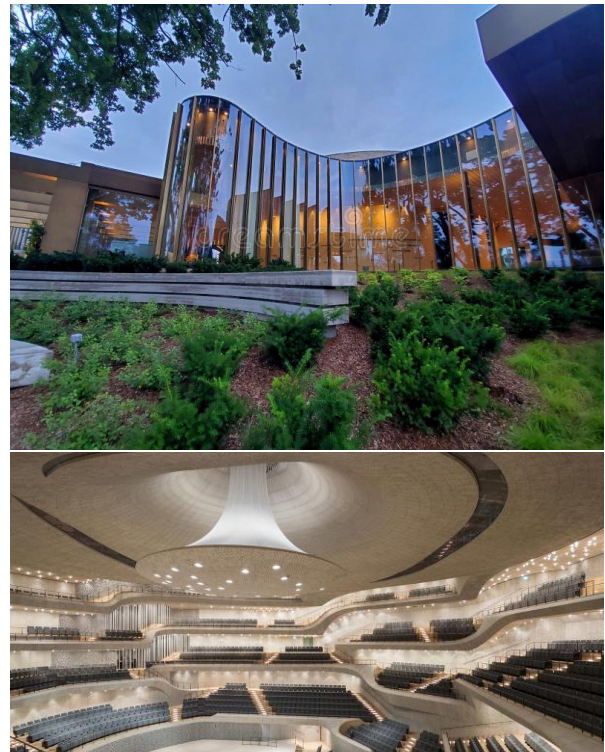
**Location:**

**Kampala**



**Project Overview**The Uganda National Cultural Centre (UNCC) is desirous to redevelop its land to ably respond to the demands of the prevailing economic environment and the future. UNCC occupies properties in the City of Kampala: 3.624 acres on Plot 2, 4 & 6 DeWinton Road and 0.822 hectare on Plot 4 Victoria Avenue .

After more than 50 years of existence, this prime property is underutilized and the built structures comprising Uganda National Theatre and Nommo Gallery are mostly delapidated and unfit for purpose. There is, therefore, an urgent need to sympathetically renovate & modify the current National Theatre, preserving its legacy as much as possible; and, to expand service delivery to respond to the ever growing population and future trends in the performing arts and culture subsector. The redevelopments will be a source of revenue for UNCC.



## Project Detail

### IMPLEMENTING AGENCY

Uganda National Cultural Centre

### PRIVATE SECTOR COMPANIES

To be procured

### SCOPE OF WORK

Design, Build, Finance, and Operate/Maintain

**TYPE OF PPP** DBFOM

**PROJECT VALUE:** Approx. USD 200 million

### CONTRACT DURATION

To be determined

## Key Features

- An ultra-modern Cultural Centre that will bring all art and culture experiences in one location including new auditoriums, galleries, museums, crafts shops, dance studios, exhibition halls, rental spaces, food courts, accommodation, among others.
- A sympathetically conserved/refurbished National Theatre Building.
- A redeveloped Nommo Gallery into a state of the art gallery to include national and international arts exhibition spaces; cultural shop, artists' residency, studios, museum and restaurant(s).