



MANKAYANE TOWN BOARD

REQUEST FOR EXPRESSION OF INTEREST

Initiative Category: Urban Planning | Sustainable Infrastructure | Business Development

Subject of Procurement:	The Mankayane Green Hub Development Initiative
Procurement Reference Number:	EOI/MTB/01/2026/27
Date of Issue:	15 October 2026
Date of Submission:	27 October 2027
Participation:	National & International

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OCTOBER 2026

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SECTION A: PROJECT OVERVIEW AND OBJECTIVE

Mankayane Town Board (MTB) is one of twelve municipalities in Swaziland. It is situated in the south western part of the country and is closest to the Chiefdoms of Velezizweni, Macudvulwini, Ngwempisi, Mahlangatsha and Ncabaneni. MTB has beautiful natural landscapes and climate. Located in the sub-regional administration offices housing various Government departments.

The Mankayane Town Board (MTB) seeks to transform one of Eswatini's historic colonial settlements into a globally recognized Green Hub Town.

OBJECTIVE: This Expression Of Interest (EOI) is intended to establish a shortlist for a subsequent Request for Proposals (RFP). Being shortlisted does not constitute contract award.

SECTION B: INSTRUCTIONS TO TENDERERS AND TERMS AND CONDITIONS OF TENDER

1. Mankayane Town Board is seeking reliable, financially stable service providers /firms, individual consultants or consortia, who can meet the quality and service requirements.
2. Format for Submission: One (1) Original and Two (2) copies.
3. A fee of E500.00 (Five hundred Emalangenani only) payable at Mankayane Town Board Offices shall be paid upon submission of the Tender.
4. We reserve the right to prequalify more than one bidder per category of goods and/or services. In order to simplify this process, you need to provide certified copies of all supporting documents requested. You may also be asked to clarify your answers or provide more details. Please answer all questions. If the question does not apply to you, please indicate N/A.

5. Mankayane Town Board will examine the documents to determine completeness, general orderliness and sufficiency of response. Failure to provide written answers to any further questions or requested additional information for clarification will result in the supplier's disqualification from further consideration.
6. Mankayane Town Board will have the right to inspect the business premises of the supplier as part of the evaluation process.
7. Consultants are to kindly note that this document does not amount to any contractual obligation on the part of MTB, and that MTB is not obliged to invite tenders from any or all who express interest by responding to this expression of interest process.
8. The Expression of Interest document as well as all other correspondence and documents relating to the tender exchanged by the tenderer and the Board, shall be written in the English language.
9. To assist in the examination & evaluation, the Board may, at its discretion, ask the tenderer for a clarification on any part of its tender. The request for clarification and the response shall be in writing, and no change in the prices or substance of the tender shall be sought, offered, or permitted.
10. Participation in this Expression of Interest process, or in relation to any matter concerning the tender, will be at the tenderer's sole risk, cost and expense. MTB will not be responsible in any circumstance for any costs or expenses incurred by any tenderer in preparing or lodging a tender or in taking part in the tender process or taking any action related to the tender process.
10. Although this Expression of Interest is not limited to Eswatini Businesses, Eswatini nationals are encouraged to apply.
11. Each page of the offer must be numbered consecutively, bear the Expression Of Interest number, signed and stamped by the Tenderer at the bottom. A reference to the total number of pages must be made at the top right-hand corner of the first page.

12. The Expression Of Interest shall have no interlineations, erasures, or overwriting except as necessary to correct errors made by the tenderer, in which case such corrections shall be initialed by the person or persons signing the tender.

14. Due Date: Completed Expression of Interest documents must be placed in the Tender Box situated at the MAKAYANE TOWN BOARD OFFICES, before **1100hrs**

On Tuesday, 27 October 2026.

15. Documents submitted by Fax; Telex will not be accepted. No electronic documents will be accepted.

16. Tender documents or any part thereof received after the stipulated closing date and time will not be accepted.

17. Any request for clarification in connection with this Expression of shall be submitted in writing to:

environmentalhealth@mankayane.co.sz

CC: procurement@mankayane.co.sz

Clarifications can be sent no later than 21 October 2026.

18. Contact Person:

Name: Sibongile Salelwako

Position: Procurement Officer

Contact Number: 7878 0990



SECTION C: SUBMISSION CHECKLIST

NB: Please submit checklist attached on the first page of the Tender documents. The documents must follow the sequence on the checklist.

REQUIREMENTS	AVAILABILITY (Please Tick or Cross as appropriate)
Company Profile	
CVs for key personnel	
Original Valid Tax Compliance Certificate	
Certified Valid Labour Compliance Certificate	
Certified copy of ENPF Certificate	
Police Clearance of company Directors (not older than 3 months)	
Certified Valid Trading License	
Certified Copy of Form J	
Certified Copy of Form C	
Certified Copy of Certificate of Incorporation or Registration	
Company Audited Annual Financial Statements for the past 3 years or since inception.	
Bank Confirmation letter	
Signed Declaration of Eligibility	
Name and contact details of at least three (3) reference customers	
Statement of joint ventures/ partnerships (if any)	

NB: The Absence of any of the items above may render the tender disqualified on opening. The discretion to disqualify rests with the MTB.



SECTION D: EVALUATION PROCESS AND CRITERIA EVALUATION

Criteria Elements	Criteria Weighting Factors
1. RESPONSIVENESS OF TENDERER (YES/NO) All required documentation and information have been submitted: The following weightings shall apply: a. Checklist as attached in SECTION C of this document	
TENDER EVALUATION PROCESS AND CRITERIA EVALUATION 1. Resources and Capability • Reputation of Tenderer • Key Personnel, relevant qualification(s) and relevant experiences • Trade references • Number of years with relevant experience in the category.	20
2. Adequacy of the proposed methodology and work plan in responding to the terms of reference; • Completeness of work plan • Technical approach, methodology and Innovation: alignment to the terms of reference	45

3. Risk Assessment • All risk factors which may be prejudicial to Mankayane Town Board and performance of the contract, including but not limited to availability of resources (human, financial or suitable equipment's for the tender) or extent of the Tenders commitment in other projects; • Ascertaining the integrity and general conduct in business dealings, professional conduct of contractor's directors and senior management; • Compliance with the law; e.g., workman's compensation) • Circumstances which may expose MTB and hinder due performance under the contract, e.g., criminal records in connection with corruption, fraud, theft or 2forgery by the contractor's directors and management.	20
4. Eswatini Business Promotion • Degree to which ownership of business vests with Eswatini Citizen (above 60% shareholders are Swazis) ; • Degree to which business is managed by Eswatini Citizen (above 60% management are Swazis)	10
5. Submission Professionalism • Pages Indexed • Checklist attached on the first page of the tender documents. Documents follow the sequence on the checklist.	5
Total	100

PASS MARK

75%



SECTION E: STRATEGIC OBJECTIVES

The consultancy will deliver a **Comprehensive Master Development Plan (CMDP)** structured around these pillars:

- Master Planning (ISO 37101)
- Circular Infrastructure (EU Green Deal Urban Standards)
- Energy Sovereignty (IEEE Std 2030.7 Microgrid Standard)
- Heritage Preservation (UNESCO HUL Approach)
- Investment Readiness (IFC Facilitation Standards)
- Inclusive Housing (UN-Habitat pro-poor housing policy)
- Wastewater Excellence (IFC Water & Sanitation Performance Standards)

1. INTEGRATED SCOPE OF SERVICES

The appointed consultant shall deliver **ten (10) interconnected work packages**, with the WWTP as the nucleus:

- **WP 1–3: Foundation & Green Design**
Baseline assessments, conceptual masterplan, nature-based solutions.
- **WP 4: Water & Wastewater Treatment**
Modular WWTP designed to recycle water for income-generating uses — theme park, car wash, irrigation.
Smart Metering System: Continuous monitoring of wastewater inflows (domestic and industrial) for COD, pH, and volumes, ensuring compliance, transparency, and enabling billing for industrial discharges.
- **WP 5: Renewable Energy & Microgrid Architecture**
Hybrid generation, storage, smart management, integrated with WWTP



biogas recovery.

- **WP 6–7: Culture, Impact & Bankability**

Cultural integration, ESG framework, investment packaging aligned with climate finance.

- **WP 8: Business Development & Investment**

Strong emphasis on **bankability, investor readiness, and innovative financing instruments** (green bonds, blended finance).

- **WP 9: Implementation Strategy**

Identification of companies to implement priority projects, sourcing of funders, and structuring of PPPs.

- **WP 10: Monitoring & Renewable Contracts**

One-year monitoring framework post-implementation to track performance, compliance, and revenue generation. Contracts designed to be renewable, ensuring continuity and adaptability.

At the **centre of this transformation is the Wastewater Treatment Plant (WWTP)** — designed as a green, modular system that grows with the town. The WWTP will recycle water for community uses such as a **theme park, car wash facilities, and irrigation networks**, as the town is embracing urban agriculture and ensuring Mankayane Urban remains green, resilient, and economically vibrant. These facilities will generate **direct income streams for the Town Board**, creating sustainable municipal revenue while improving quality of life.

2. TECHNICAL DELIVERABLES AND TIMELINE

The engagement spans **10 months**, followed by a **12-month monitoring phase**:

Milestone	Key Deliverables	Timeline
Inception	Workplan, Stakeholder Plan, Risk Register	Month 1
Baseline	Survey findings, Heritage inventory, Mineral data	Month 3
Interim	Conceptual masterplan options, WWTP feasibility	Month 5
Draft Final	Full CMDP, Investment prospectus, Utility layouts	Month 8
Final	Final CMDP, Phase 1 Engineering Drawings (AutoCAD, GIS-compatible)	Month 10
Monitoring	Performance review, compliance reports, renewable contract framework	Year 2

3. MANDATORY TEAM COMPOSITION

The appointed consultant must have the **capacity to project-manage and assemble a multidisciplinary team** on behalf of the Town Board. Required expertise includes:

- Lead Urban Planner (Team Leader)
- Water & Wastewater Treatment Specialist
- Energy Infrastructure Expert
- Business Development & Investment Specialist



- Heritage & Cultural Expert
- Landscape Architect
- Geologist
- Climate Finance Specialist
- Community Engagement Expert

ANNEXURES:

DECLARATION OF ELIGIBILITY

[The firm must provide a signed declaration on its Company letterhead in the following format. If the Proposal is being presented by a joint venture or consortium all members must each sign their own declaration.]

[>>>Name of firm, Address, and Date>>>]

To: The Town Clerk
Mankayane Town Board
P.O. Box 888
Mankayane

Dear Sir,

Re: Reference: TENDER No. **EOI/MTB/01/2026/27**

I/We hereby declare that: -

I/We, including any joint venture partners or consortium partners, are a legal entity and have the legal capacity to enter the contract.

I/We are not insolvent, in receivership, bankrupt or being wound up, our affairs are not being administered by a court or a judicial officer, our business activities have not been suspended, and we are not the subject of legal proceedings for any of the foregoing.

I/We have fulfilled our obligations to pay taxes and social security contributions.

I/We have not, and our directors or officers have not, been convicted of any criminal offence related to our/their professional conduct or the making of false statements or misrepresentations as to their qualifications to enter a contract within a period of five years preceding the commencement of the procurement proceedings; and

I/We do not have a conflict of interest in relation to the procurement requirement.

Signed (Authorised Representative)
Date

