



## OPEN CALL FOR TENDERS 003/BCPS/S-AFLC/2025

<b>Date</b>	Thursday, september 4, 2025
<b>Scope</b>	Geotechnical, Environmental, Architectural and Structural Studies for the construction of the Temple of the Church of Mangembo in Bandalungwa, Kinshasa, Democratic Republic of the Congo.
<b>Public notice</b>	Open to all bidders, nationally and internationally.

### I. BACKGROUND AND RATIONALE

The Church of Mangembo is legally recognized under Ministerial Decree No. 803/CAB.MIN/J/2005 of 28 June 2005 and brings together over 20,000 members in the DRC and abroad. The Bandalungwa local assembly (over 5,000 members) lacks a modern facility capable of hosting its congregation. Since the 1990s, services have been held in a 2,650 m<sup>2</sup> provisional hangar (approx. 3,815 seats), which is insufficient for major events.

To address this, the Church launched **Project SION** to build a modern, high-capacity temple called "Mount of Zion". The Project Sion Coordination Office (BCPS), established in January 2025, oversees planning and implementation.

Within this framework, BCPS is issuing this open call for tenders (national and international) to recruit qualified consulting firms to carry out the studies required prior to construction.

### II. REQUIRED SERVICES

#### Lot 1 - Geotechnical Studies

- Characterize soil nature and bearing capacity; identify groundwater depth and hydrological risks.
- Conduct in-situ and laboratory tests (e.g., pressure meter, penetrometer, CBR, shear, oedometer, Proctor).



- Produce the site geotechnical model and foundation recommendations (depth, type, dimensions; settlement).

Deliverables: drilling layout and location plans (PDF/DWG); full geotechnical report; borehole logs and test results (PDF); foundation recommendations (PDF); raw and interpreted files (Excel/DWG).

#### Lot 2 - Environmental Studies

- Identify and assess environmental, social, and health impacts.
- Include specific studies (soils/groundwater; noise; wastewater/smoke/waste management; traffic/access/parking; energy/renewables).
- Produce an Environmental and Social Impact Assessment (ESIA) validated by the competent authority in the DRC.

Deliverables: scoping report; draft and final ESIA; Environmental and Social Management Plan (ESMP) with implementation schedule, roles and responsibilities, budget, monitoring and audit arrangements; public consultation report; technical annexes/maps; filing receipt/acknowledgment from the Ministry of Environment.

#### Lot 3 - Architectural and Structural Studies

Two phases:

##### (a) Architectural competition.

- Concept proposals (sketches + volumetrics + 3D) for the future Temple (target ≈10,000 seated capacity), addressing: site constraints; dynamic load resistance; accessibility for Persons with Reduced Mobility (PRM); natural ventilation/air-conditioning; weather resistance, fire safety and emergency egress; cost and usable area optimization; aesthetics symbolically aligned with religious function and the Church's identity; and applicable norms (safety, ventilation, accessibility).

Deliverables: site visit report and initial analysis (PDF); Concept/Preliminary Design (APS) with plans/sections/elevations/3D perspectives; surface schedule and concept note; 3D model and animation; a USB drive containing all files (PDF, SKP, DWG, REVIT or ARCHICAD).

##### (b) Detailed studies.

- Full architectural design and structural engineering (foundations, frame, slabs, roof, stairs), integrating geotechnical and topographic results; compliance with national/international standards (utilities, fire protection, accessibility, etc.); quantity take-offs and cost estimates (BoQ).





Deliverables: Detailed Design (APD); Tender/Construction Documents (DCE) including execution drawings, specifications, BoQ/quantity estimates, descriptive notes, external works plans; structural model and calculations (including seismic/wind actions and imposed loads); foundation design; water/energy needs; fire safety plan; 3D model and animation; execution details; formwork and reinforcement drawings.

### III. SITE LOCATION

Approx. 4,000 m<sup>2</sup> in Bandalungwa (Kinshasa), comprising several adjacent plots with existing buildings to be demolished. Flat terrain; the presence of a well suggests a shallow water table. Reference address: 1 Bis, Bula Street, Q/Adoula, C/Bandalungwa, Kinshasa (DRC).

### IV. EVALUATION CRITERIA

- Administrative and legal compliance.
- General and specific experience.
- Qualifications and competencies of key staff.
- Recognized certifications/accreditations and professional affiliations in the DRC.
- Availability of appropriate equipment and technical means.
- Proposed methodology.
- Realistic schedule and timeline.
- Financial competitiveness.
- Verifiable references and credible recommendations.

Detailed scoring is provided in the Tender Dossier (DAO).

### V. PRACTICAL ARRANGEMENTS

Withdrawal of the Tender Dossier (DAO) :

- Fees: USD 500 (non-refundable).
- Venue: BCPS, 80 bis, Avenue Kimbanza, Quartier Adoula, Commune of Bandalungwa, Kinshasa - DRC.
- Payment (bank deposit/transfer only):

**Bank 1 -**

**RAWBANK**

Account name: ÉGLISE DE MANGEMBO / PROJET SION

Account No.: 00057101006 - 72 USD

Payment reference: DAO Studies prior to construction of the "Mont of Zion"



**Bank 2 -**

EQUITY BCDC

Account name: ÉGLISE DE MANGEMBO / PROJET SION

Account No.: 00011050233200179709718 USD

SWIFT: BCDCCDKIXXX

Payment reference: DAO Studies prior to construction of the "Mont of Zion"

The DAO will only be provided upon presentation of proof of payment.

**VI. KEY TIMELINE (KINSHASA TIME)**

- Publication of notice: Friday, 5 September 2025.
- Application window: 5 September - 10 October 2025 (17:00).
- DAO collection: Mondays, Wednesdays, Fridays, 13:00-16:00 at BCPS upon proof of payment, from Monday, 8 September 2025 to Friday, 10 October 2025 (17:00).
- Mandatory site visit: Saturday, 11 October 2025 (two groups).
- Submission of bids (administrative, technical & financial), sealed hard copies: 10 - 14 November 2025 (16:00) at BCPS, 80 bis, Av. Kimbanza, Q/Adoula, C/Bandalungwa, Kinshasa (Contacts: +243 811 036 783; WhatsApp +243 997 335 316).
- Public opening of bids: 16 November 2025.
- Pre-qualification (on dossiers) : 18 November 2025.
- Shortlist publication: 21 November 2025 (on [www.mediacongo.net](http://www.mediacongo.net)).
- Employer (MO) visits to shortlisted bidders' offices/sites: 24 - 28 November 2025.
- Presentation and defense of Concept/APS (architectural competition): 1 - 3 December 2025 (08:00-12:00).
- Jury deliberation and announcement of competition winner: 6 December 2025
- Final evaluation and contract awards (Lots 1-3): 8 December 2025.
- Official notifications: 10 December 2025.

**VII. ADDITIONAL INFORMATION/REQUIREMENTS**

- Bidders may apply individually or as a consortium for one or more lots (or for all lots).
- Incomplete or late submissions will be rejected.
- The Employer reserves the right not to proceed with all or part of the procedure.

**VIII. BCPS CONTACTS**





📍 80 bis, av. Kimbanza, Q/Adoula, Bandalungwa, Kinshasa - RDC  
☎ +243 811 036 783 / WhatsApp +243 997 335 316  
✉ [passationmarches@mangembo-projetsion.com](mailto:passationmarches@mangembo-projetsion.com)

\*\*\* Responses received after the deadline will not be considered. \*\*\*

Project SION Coordination Office (BCPS)

