Ministry of Housing

Central Housing & Planning Authority

Invitation for Expressions of Interest

Design, Finance and Build Eco-Focused Retirement Resort in Silica City.

INTRODUCTION.

Silica City is designed as Guyana's first smart and sustainable city, embodying innovation, resilience and modern urban planning. It is strategically located north of the Linden-Soesdyke Highway — approx. 40 kilometers from Georgetown and 45 kilometers from Linden.

At the heart of the vision for Silica City is integration of our most treasured natural assets — our forests and waterways — into Guyana's broader development agenda. Therefore, the new Silica City is envisaged as a sustainable, climate-resilient, service-oriented urban ecosystem — a vibrant city that will attract private-sector innovation and diverse investment and holistically meet the needs of all future residents.

1. THE INTENT.

THE GOVERNMENT OF GUYANA through the Central Housing and Planning Authority is seeking **to develop an Eco-Focused Retirement Resort** in Silica City, in accordance to its overall Masterplan. In keeping with the sustainability guidelines and mix-use development concept applied to Silica City, this eco-focussed retirement resort is being proposed in the Phase 2 housing development. This unique eco-focussed retirement resort aims to blend eco-sustainability with senior living principles, and shall integrate smart infrastructure components into creating a resilient [senior-focused] community that is aligned to the vision of Silica City.

In view of the foregoing, the Central Housing and Planning Authority (CHPA), invites qualified and experienced real estate developers to submit an **Expression of Interest (EOI)** to **finance**, **design and construct** an innovative **Eco-focused Retirement Resort** on **20 acres of land [greenfield site] –** for Residents aged 60+. The proposed resort should reflect sustainable/eco-friendly design principles that promote wellness-oriented living for Seniors and provide quality 'aging-in-place' standards for them; a comfortable, community-oriented lifestyle that is in harmony with nature.

The intention is to identify developers capable of providing a complete design-and- build solution with private financing, with specific terms and conditions to be defined later.



3. PROJECT OVERVIEW

A. **Plot size**: 20 acres (to be allocated)
B. **Target Group**: Residents aged 60+
C. **Units**: 40 - 50 individual eco-homes (500–600 sq ft each)
D. **Core Features**:
    - Wellness centre and outpatient clinic
    - Community kitchen/dining hall
    - Community garden
    - Renewable energy systems (solar, wind)
    - Nature trails and forest buffer area

Note: developers may propose additional or innovative layouts that support the eco-retirement and wellness concept.

4. SUSTAINABLE AND SMART DEVELOPMENT FEATURES

Proposals are to prioritize and ensure the Integration of the following Smart and Sustainable features within the development.

A. **Environmental Sustainability Requirements**
    - Solar integration, natural ventilation, and thermal insulation encouraged

- Water-saving fixtures, greywater treatment, composting systems
- Rainwater harvesting and other water efficiency measures
- Waste management systems
- Landscaping

B. SMART Infrastructure and Technology Integration

- Sensors for water use, air quality, lighting, and temperature control
- Smart emergency response system (fall detection, call buttons)
- Community-wide **Wi-Fi connectivity**
- Smart access controls and visitor management systems

5. ELIGIBILITY CRITERIA.

a) Certified copies of business registration and incorporation documents, GRA compliances and VAT certificates for Company or Consortium

b) Audited Financial Statements for the past 3 years

c) Statement regarding any litigation, current or during the last two (2) years

d) List of past projects of a similar size, nature and complexity

e) List of available equipment (construction)

f) List of qualification and experience of personnel inclusive of an organizational structure

g) Statement on proposed financing of the construction of the development

h) Evidence showing financial capacity

i) Developer-intention statement that communicates commitment to meeting the following requirements:

   a) a relevant method of statement and work programme to execute the works

   b) Construction drawings showing site layout plans, floor layout plans, foundation plans, plumbing and electrical layouts, elevations, 3D model and all associated structural engineering drawings for the above-mentioned housing unit models of your interest.

   c) Incorporation of international best practices in the detailed design stage in respect to codes and standards for access and safety for **persons living with disabilities** (e.g ramps, handrails, etc)

   d) Detailed cost plan showing how much the development is likely to cost, broken down by components.

e) Statement indicating the type of construction materials, construction methodology and construction techniques and in cases where foreign materials, methodology and techniques are an option, then all associated specifications must be submitted

Interested Developers must demonstrate the following competencies:-

- Experience designing / developing Retirement communities
- Understanding and generation of sustainable, low-impact spatial designs.
- Knowledge of current sustainable building practices and ecological site integration. methods; familiarity with tropical or forested terrain.
- Expertise in integrating smart technologies into projects.
- Capacity to deliver design-build projects on time and within budget.

THE "EXPRESSION OF INTEREST (EOI)"

Must have the following:

- Written statement of interest (signed and stamped)
- Name(s), addresses, telephone/fax numbers, email addresses and website details (if any) of applicant(s)
- Information in relation to eligibility criteria **A to I** as outlined above

FOR CLARIFICATION

For any clarification, please contact Office of the Chief Executive Officer, Brickdam Georgetown, Region #4 between 09:00hrs to 15:00hrs Mondays to Fridays on telephone number; 226-2265.

The "Expressions of Interest" must be submitted to the **Chairman of the Central Housing and Planning Authority Board** located on 41 Brickdam and United Nations Place, Georgetown, Region #4 on or before ***December 19*, 2025.**

Digital submission can be made via email: ceo@chpa.gov.gy and kenola.broomes@chpa.gov.gy

NB: - The Central Housing and Planning Authority, Ministry of Housing, reserves the right to accept or reject any or all EOIs without assigning any reason.

Chief Executive Officer,
Central Housing and Planning Authority.