



REQUEST FOR PROPOSAL (RFP)

Reference No: UBD/RFP/004/2026

DOCUMENTATION FOR REQUEST FOR PROPOSAL TO DEVELOP, MAINTAIN AND OPERATE UNIVERSITI BRUNEI DARUSSALAM SPORTS COMPLEX

Closing Date:
15 SEPTEMBER 2026
2.00pm

Submission to:
UBD Tabung Secretariat
Universiti Brunei Darussalam
Bandar Seri Begawan
Brunei Darussalam

Universiti Brunei Darussalam

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1. Executive Summary

The Universiti Brunei Darussalam (“UBD”) is seeking proposals from Proponent to propose to develop, maintain and operate Universiti Brunei Darussalam Sports Complex.

1.1 Purpose

The purpose of this RFP is to:

- Provide a background to this project opportunity;
- Specify the requirements for the preparation and submission of proposals;
- Provide information on how proposals may be evaluated and shortlisted;
- Specify the procedures and expected timing for this proposal process.

*UBD evaluation and short-listing criteria and procedures are subject to change without notice.

1.2 Proposal Overview

UBD is seeking proposals from suitably qualified Proponents to develop, maintain and operate Universiti Brunei Darussalam Sports Complex.

Proposals can be submitted by a single company or by a group of companies as part of a consortium. The company with the largest equity share shall be the Lead Proponent of the Consortium. The lead Proponent may participate in submissions of a number of proposals which are of different industries, but not of similar industries. Non-lead Proponents can participate in multiple proposal submissions of similar or different industries.

The business model is for the Proponent to pay monthly rental to UBD for the right to use the Sports Complex area at Universiti Brunei Darussalam Sports Complex where the Proponent develop, maintain and operate Universiti Brunei Darussalam Sports Complex area according to a Service Level Agreement. The contract duration is for **5 years** and with an option to be renew for another 1 year.

The costs for the day-to-day operation and manage the Universiti Brunei Darussalam Sports Complex will be borne by the Proponent during the entire duration of the contact. In return the Proponent can collect revenue directly from the sales. The Proponent must create demand for the facilities and services to serve the commercial and UBD community needs and wants.

1.3 Evaluation of Proposals

In evaluating responses to this RFP, UBD will select the preferred Proponent on the basis of a set of key criteria that includes, but is not limited to the Proponent's:

- operational expertise and experience in managing and operating day to day business activities.
- financial capability to execute the project from start till end of the proposed project contract.
- quality operational and marketing plan that demonstrate the capability to execute the project.
- proposed Commercial Structure to UBD.

1.4 Contact Points

All enquiries in relation to the registration of Proponents, the project, the RFP document or the RFP process should be directed to:

Tabung Secretariat

Universiti Brunei Darussalam

Jalan Tungku Link, BE1410

Negara Brunei Darussalam

Telephone : +673 2463001 ext 3003

Email : RFP.secretariat@ubd.edu.bn

3. Project Description and Requirements

3.1 Introduction

The UBD request for proposals from interested Proponents to manage, operate and maintain the Sports Complex which is located after UBD security main post, the first left turn from the UBD main entrance. It comprises two areas: indoor sports facilities and outdoor sports facilities. Both areas are equipped with sports training areas, recreational spaces, and fitness zones.

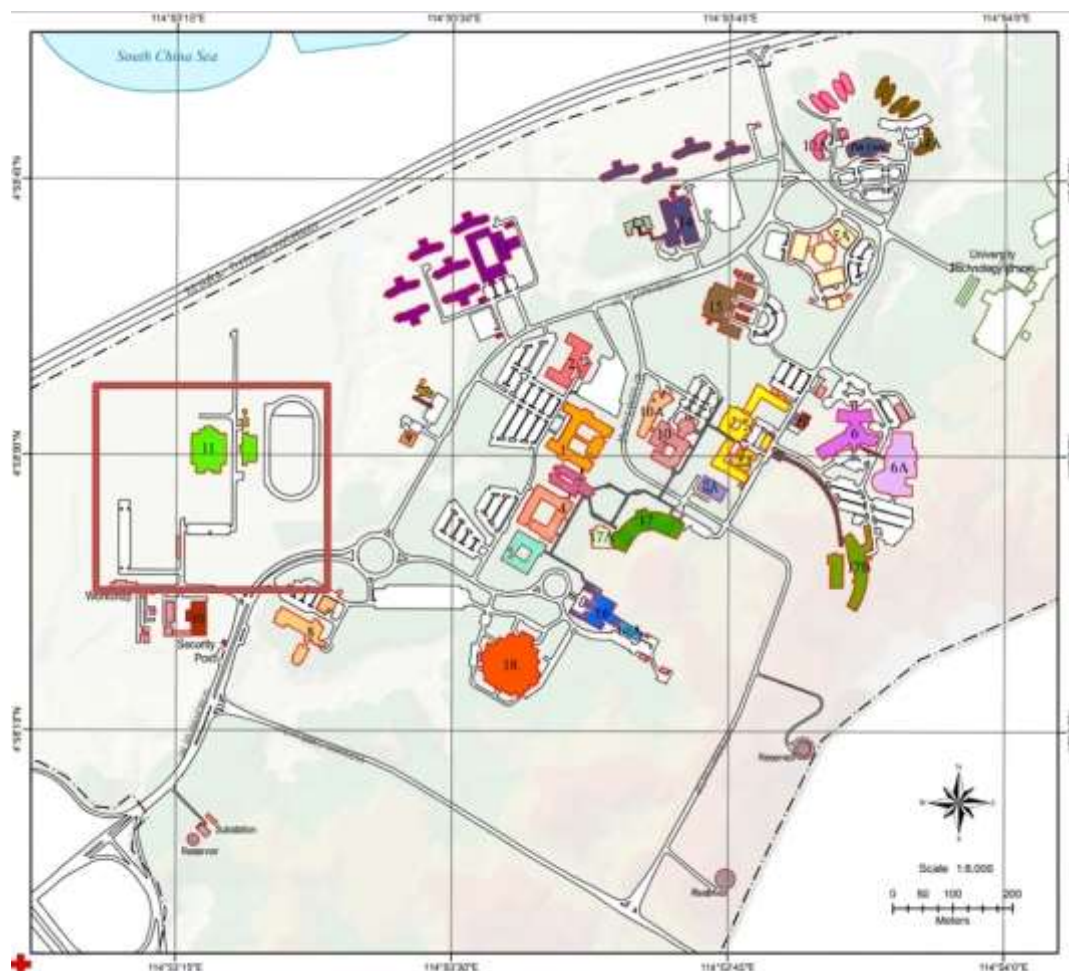
3.2 The Project

The Universiti Brunei Darussalam Sports Complex approximate area of 446,729 M².

No.	SPORT COMPLEX'S FACILITIES	AREA M ²
1	FOOTBALL FIELD A MINI STADIUM	698 M ²
2	FOOTBALL FIELD B	709 M ²
3	NETBALL COURT	465.125 M ²
4	HOCKEY PITCH	5060 M ²
5	BADMINTON COURT	81.74 M ²
6	BASKETBALL COURT (INDOOR)	420 M ²
7	BASKETBALL COURT (OUTDOOR)	420 M ²
8	SQUASH COURT	62.72 M ²
9	VOLLEYBALL COURT (OUTDOOR)	162 M ²
10	FIELD C – RUGBY	6900 M ²
11	INDOOR COURT	1137 M ²
12	FUTSAL	1050 M ²
13	THE WHOLE SPORTS COMPLEX (INCLUDING OUTDOOR, MINI STADIUM)	446,729 M ²

3.3 The Project Site

The proposed Universiti Brunei Darussalam Sports Complex is located at as follows:-



Map 1: UBD Sports Complex Location

3.4 The Project Objectives

The objectives of this project is to increase demand for the university's sports facilities by serving both commercial and community needs. Through the introduction of diverse programmes, training opportunities, and sporting events, the development aims to enhance facility utilisation, maximise operational efficiency, and generate sustainable revenue while supporting the university's goals of community engagement and sports development.

The successful proponent shall establish and operate a futsal academy centre that offers structured training, coaching clinics, youth development programmes, and competitive pathways. The academy is expected to attract participation from schools, clubs, associations, and the wider community, contributing to increased facility usage and a more vibrant sporting environment.

Overall, the whole development will aim to promote healthy and active lifestyles, strengthen the university's reputation for sporting excellence, and create opportunities for collaboration with government agencies, sports associations, educational institutions, and private-sector organisations.